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SAN FRANCISCO
PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
225 Holly Park Circle		5715/007	
Case No.	Permit No.	Plans Dated	
2014.0406E		3/19/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Remodel of and addition to an existing one-story over basement, 2BR/1BA house of 1,642sf. A 2,203sf addition will create a two-unit building with a total of 3,845sf plus 3-car garage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Joy Navarrete	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 6/30/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

7/1/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	Signature or Stamp: 7/1/2014
Project Approval Action: Select One permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/30/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	225 Holly Park Circle	
Block/Lot:	Cross Streets:	
5715/007	Newman Street and Highland Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0406E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/19/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

Submitted: Supplemental Information Form prepared by William Kostura (July 2011).

Proposed project: 2,203 square foot addition and remodel of existing residence.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:*	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared William Kostura (dated July 2011) and information found in the Planning Department files, the subject property at 225 Holly Park Circle contains a 1-story wood-frame single-family residence constructed in 1907 in a vernacular architectural style with subsequent alterations in 1910 and 1924. The original architect or builder is unknown. Visual inspection and permit records indicate that the following alterations to the property: construction of a front addition (1910), construction of a garage (1924), window replacement, addition of shutters to front window, replacement of the garage door, construction of a low wall and fence around the property, installation of a security gate at front door.

No known historic events occurred at the property (Criterion 1). The subject building is a common vernacular cottage constructed shortly after the 1906 Earthquake and Fire. No evidence has been uncovered to associate the building with the event, and it does not appear to be a refugee cottage due to the timing of construction, dimensions and features that are inconsistent with this property type. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).

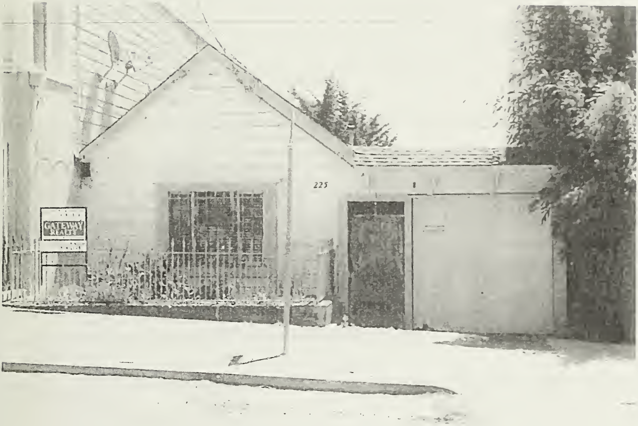
The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles and construction dates from 1907 to 2003. Many of the building were constructed near the turn of the 20th century, although nearly all of the early buildings have been substantially altered from their original appearance. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under any criteria.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6/20/14

HISTORICAL EVALUATION OF 225 HOLLY PARK CIRCLE, SAN FRANCISCO

According to California Register Criteria



225 Holly Park Circle, view looking east

by

William Kostura, architectural historian
P. O. Box 60211
Palo Alto, CA 94306

July 2011

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
349 Richland Ave.		5721/077	
Case No.	Permit No.	Plans Dated	
2012.1527E		5/23/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Convert existing storage above garage to new residence and add a third story. Remove third story from rear cottage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ____________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6/27/14

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen E. Hilyard 7/2/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen E. Hilyard 7/2/14
Project Approval Action: - Select One permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	6/27/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	349 Richland Avenue	
Block/Lot:	Cross Streets:	
5721/077	Andover Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1527E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/23/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Karin Curtiss (May 31, 2014).

Proposed project: convert existing storage above garage into new residential space and add third story. Removed third story from rear cottage.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Karin Curtiss (dated May 31, 2014) and information found in the Planning Department files, the subject property at 349 Richland contains two buildings: a 3-story rear cottage originally constructed as a 1-story dwelling with a hipped roof in ca. 1892, and a 2-story-over-garage building at the front of the lot originally constructed as a 1-story garage in 2001 and subsequently altered. The architect/builder of the cottage is unknown.

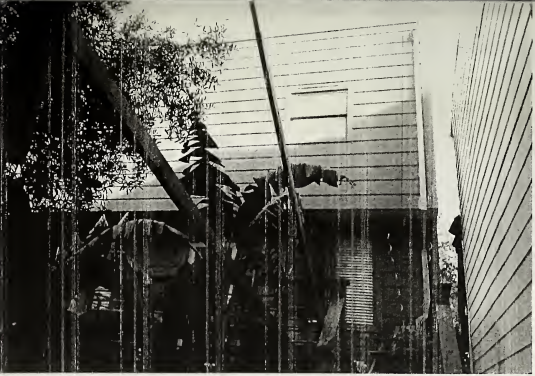
The rear cottage has been substantial altered over time. Permitted alterations to the property include: addition of 2 living rooms to existing cottage (1908 by Max Goldberg), replacement of existing windows with aluminum sash and installation of aluminum siding at front (1962), new deck (1991), demolition of kitchen and bath and removal of illegal unit and conversion to storage (1994), cover existing parking spaces and existing entry with new garage at front of lot (2001), add deck over existing garage (2001), replace existing wood stairs with concrete stairs (2002), vertical addition over garage (2002), new garage (2003). Un-permitted alterations include a flat roof vertical addition to the existing cottage to create a 3rd story.

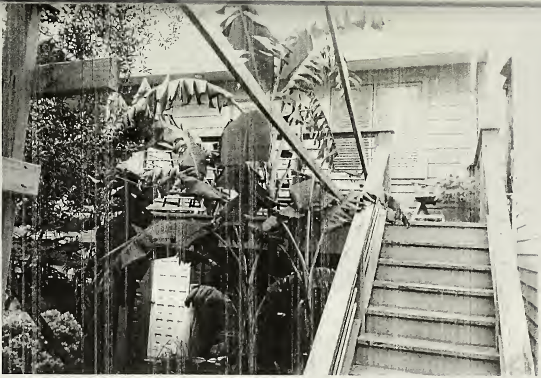
No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The rear cottage is a substantially altered example of a late 19th century single-family property. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The front building was constructed in 2001 and is not age-eligible.

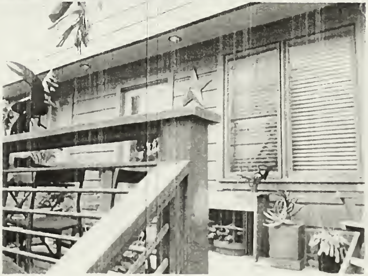
The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

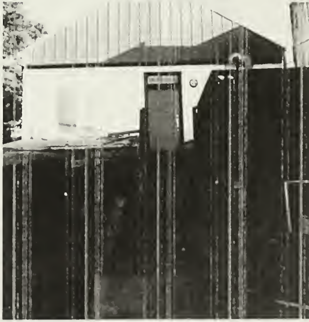
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	7-2-2014







349 RICHLAND AVE
REAR COTTAGE EXISTING CONDITION PHOTOS



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349 RICHLAND AVE
HISTORIC PHOTOS REAR COTTAGE

VARIANCE EXHIBIT

VARIANCE EXHIBIT

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
225 17th Ave.		1416/003	
Case No.	Permit No.	Plans Dated	
2014.0843E		3/21/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. 2-STORY VERTICAL ADDITION & HORIZONTAL ADDITION AT FRONT. CONVERT SINGLE FAMILY HOME TO 2-UNIT RESIDENTIAL.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☒	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:
☒	9. **Reclassification of property status to Category C.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6/24/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments *(optional)*: Gretchen A. 7/2/2014	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an** ***Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen A. 7-2-2014
	Project Approval Action: Select One permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Preservation Team Meeting Date:		**Date of Form Completion**	6/24/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	225 17th Avenue	
Block/Lot:	Cross Streets:	
1416/003	Clement Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0843E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/21/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated November 2013).

Proposed project: 2-story vertical addition and horizontal addition at front. Convert single-family home into 2-unit residence.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Gus Fallay (dated May 5, 2014) and information found in the Planning Department files, the subject property at 225 17th Avenue contains a 1-story-over garage; wood frame single-family residence constructed in 1915 in an unknown architectural style that was subsequently altered to its current vernacular appearance. The original builder was the SF Building Company. Known alterations to the property include: application of asbestos siding at the rear (1957); removal of stucco at front, repair of dry rot, removal of cement stairs and stucco buttress, installation of new brick steps, brick supports, brick veneer and wrought iron hand rails, new overhead garage door, and waterproofing deck above garage (1960). The garage was installed, windows were replaces, and wood shingles were applied to the front of the building at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building has been altered from its original appearance and represents a vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Inner Richmond neighborhood on a block that exhibits a great variety of architectural styles and construction dates. Some buildings have been substantially altered from their original appearance and some intact examples of early 20th century buildings are extant. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and no historic district appears to exist.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	7.2.2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
707 Andover Street		5810/041	
Case No.	Permit No.	Plans Dated	
2014.0701E			
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Vertical addition to existing 360 sf single-story, single family residential building. The new building would be two-stories and the 1,440sf addition would result in an 1,800sf two-story single family residential building.

2/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*

☒	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Joy Navarrete	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6-26-2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

7-2-2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	**Signature or Stamp:** 7/2/2014
Project Approval Action: Select One permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/26/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	707 Andover Street	
Block/Lot:	Cross Streets:	
5810/041	Crescent Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0701E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 4/15/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Alaa Abdelwahab (dated March 24, 2014).

Proposed project: vertical addition to existing 360 sf one-story single-family residential building. The new building would be 2 stories and 1,440 sf addition would result in an 1,800 sf two-story single-family residential building.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Alaa Abdelwahab (dated March 24, 2014) and information found in the Planning Department files, the subject property at 707 Andover Street contains a 1-story wood-frame single-family residence constructed in ca. 1906 in a vernacular architectural style. The original architect or builder is unknown. Known alterations to the property include: repair and replacement of sheetrock and interior alterations (2011). No other permits are on file for the building. A 1938 aerial photograph shows the building without the current rear addition, so this addition was added sometime after 1938.

No known historic events occurred at the property (Criterion 1). The subject building is a common vernacular cottage constructed shortly after the 1906 Earthquake and Fire. No evidence has been uncovered to associate the building with the event, and it does not appear to be a refugee cottage due to dimensions and features that are inconsistent with this property type. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles and construction dates from ca. 1890 to 1992. Many of the building were constructed near the turn of the 20th century, although nearly all of the early buildings have been substantially altered from their original appearance. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under Criterion 3 (Design). No analysis was completed for potential district significance under Criterion 1 (Events) associated with the development of Bernal Heights neighborhood. This context would need to be established through an intensive neighborhood survey.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-2-2014

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
891 Carolina Street		4097/027	
Case No.	Permit No.	Plans Dated	
2014.0870E	201402118267	02/07/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Convert single-family residence into two family residence. The project includes a vertical and horizontal addition at the rear of the building. The existing 1,587sf single-family building would be converted into a 3,929 two-family dwelling, for a net increase of 2,342sf.

2/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Joy Navarrete	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☒	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6-30-2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

7/2/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** 7/2/2014
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	6/30/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	891 Carolina Street	
Block/Lot:	Cross Streets:	
4097/027	20th and 22nd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0870E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/7/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated February 2014). Proposed project: Vertical and horizontal rear additions.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated February 2014) and information found in the Planning Department files, the subject property at 891 Carolina Street contains a 1-1/2-story-over garage; wood frame single-family residence constructed in 1907 in a vernacular architectural style. The original owner and builder was J. F. Brady.

The building has undergone substantial alterations over time. Known alterations to the property include: house moved forward on lot and addition of porch, terrazzo steps, garage and basement (1925); demolition of rear building (sometime after 1950); original wood shingle primary façade re-clad with stucco (unknown date).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a substantially altered example of a vernacular style single-family property. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

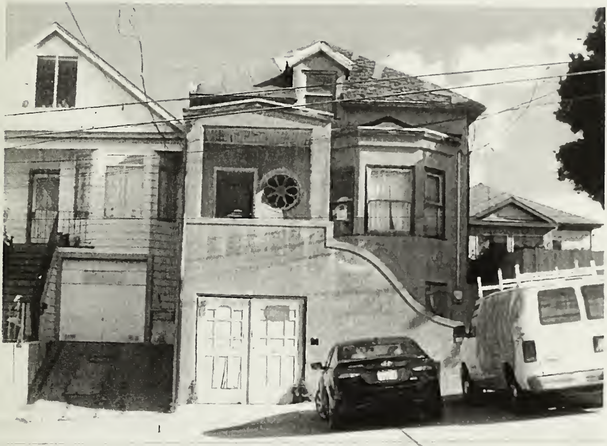
The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Potrero Hill neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-2-2014

HISTORICAL RESOURCE EVALUATION

891 CAROLINA STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
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2912 DIAMOND STREET #330.
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEP
JUL - 9 2014
SAN FRANCISC
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2580 Broadway St		0561/031	
Case No.	Permit No.	Plans Dated	
2013.1518E		09/24/13 (EEA 09/30/13)	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Expand basement garage into rear yard through a variance; add 15x15' area on the 2nd floor over the existing ground floor kitchen & add a 3rd floor vertical addition with the rear portion set back from the 2nd floor.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Monica Pereira

Per GIS database, Hist Pres is the only CEQA resource that requires additional review.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☒	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource** (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: June 30, 2014 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen A. H 7/2/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen A. H 7-2-2014
Project Approval Action: Select One permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission S
Suite 400
San Francisco
CA 94103-247

Reception:
415.558.637

Fax:
415.558.640

Planning
Information:
415.558.637

Date	June 30, 2014
Case No.:	**2013.1518E**
Project Address:	2580 Broadway
Zoning:	RH-1 (D) (Residential – House, One-Family-Detached) 40-X Height and Bulk District
Block/Lot:	0561/031
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2580 Broadway is located on the northeast corner of Broadway and Scott Street in the Pacific Heights neighborhood of San Francisco. The subject property is located on a rectangular-shaped east-sloping corner lot measuring 80 ft. x 33.75 ft. within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property contains a two-story-over-basement, single-family, wood-frame residence designed by Wurster, Bernardi & Emmons (WBE) in the late Second Bay Tradition architecture style in 1962 with subsequent additions by George Livermore in 1966 and 1973. The landscape was designed by Thomas Church and also completed in 1962. Known alterations include: 2nd floor addition (1966), 2nd floor addition (1973), interior remodel (1991), re-roofing (1992), in-kind window replacement and interior remodel (1996).

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1962).

Neighborhood Context and Description

The subject property is located within the Pacific Heights neighborhood of San Francisco. Pacific Heights became part of San Francisco in the 1850s through the Van Ness Ordinance, which created the Western Addition, a tract encompassing five hundred blocks between Larkin and Divisadero Streets. Between the 1850s and the 1870s, Pacific Heights was sparsely developed with a handful of dairy farms north of California Street, and several large weekend retreats for prominent businessmen on the blocks south of California Street. The rest of the district largely consisted of sand dunes and chaparral. The 1869 U. S. Coastal Survey map of San Francisco shows that only California and Sacramento Streets had been graded into the area from downtown, and the nearest horse car line operated along Polk and Sutter Streets.

Between the 1870s and the turn of the 20th century, Pacific Heights developed into a prestigious suburb for the downtown establishment as streets were graded and cable car lines extended westward. The blocks adjoining the cable car lines were quickly subdivided and built up by owner-occupants or builder-developers. Of the latter, the Hinkel family was one of the most prolific, as were The Real Estate Associates, a company which developed a three-block parcel of land between Sacramento, Clay, Webster and Pierce Streets in the early 1870s. More prevalent, however, were the individuals that contracted with builders and architects to construct their own dwellings. These houses typically fell into two categories: ornate three-story mansions on corner lots; and two-story, two-bay dwellings with bay windows on lots in the middle of the block.

Few of these extravagant Victorians survive, as many were demolished within a generation due to the rapidly accelerating property values in what had become San Francisco's most fashionable neighborhood. The buildings that took the place of the corner Victorians were of two basic kinds: elegant "community" or owner-occupied flats designed by fashionable architects, such as Edward E. Young and C.A. Meussdorfer, and apartment blocks of twenty to sixty units. Many of the latter were designed by H.C. Baumann. These buildings were designed in a variety of styles, ranging from Renaissance Revival to Spanish Colonial to the newly introduced Art Deco.

The Stock Market Crash of 1929 and ensuing Depression halted the construction of large apartment buildings. During World War II, the population of the City dramatically increased with an influx of workers. Many of the surviving Victorians in Pacific Heights were converted into boarding houses to accommodate working people, but when building activity revived in the 1950s, most of the remaining nineteenth-century residences were rapidly demolished. The new buildings constructed in the 1950s were generally stuccoed multi-story apartment buildings with little ornament other than balconies and large picture windows.

The neighborhood immediately surrounding 2580 Broadway is primarily residential in character. Buildings in this neighborhood date from a variety of eras and a few predate the 1906 Earthquake and Fire. The subject block contains single and multi-family residences designed ranging from 2 to 3 stories and designed in a variety of architectural styles.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No

Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ca. 1895-1930 ☐ Contributor ☒ Non-Contributor

Based on the information provided in the Draft Historic Resource Evaluation prepared by Page & Turnbull (dated April 10, 2014), and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for inclusion on the California Register as an individual resource under any criteria. This opinion differs from the conclusions reached in the Page & Turnbull report.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to an eligible historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The subject building was constructed 1962 and designed by Wurster, Bernardi and Emmons. Research has not revealed that any significant events occurred on the property, thus the building is not eligible for individual listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Building permit records indicate that original owner of 2580 Broadway was Mrs. Lolita Evans, who lived at the property until ca. 1966. Evans does not appear to be a person who figured prominently into the development of San Francisco or the state of California. Records show that none of the subsequent owners or occupants of the building are important to local, regional or national past. Therefore, 2580 Broadway is not eligible for individual listing on the California Register under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Individual Eligibility
2580 Broadway consists of a 2-story, single-family residence constructed in 1962 in the Second Bay Tradition by Wurster, Bernardi and Emmons. The property includes a courtyard designed by master landscape architect Thomas Church in 1962. The courtyard is modestly designed and features a brick paved area and a few plantings (individual trees and hedges) enclosed by a tall fence. The courtyard is not a significant example of Church's residential gardens.

The property experienced major additions in 1966 and 1973 by George Livermore. These additions changes the overall massing, height, spatial relationships and form of the subject building and today it represents the culmination of these additions in 1973. These later additions straddled the Second and Third Bay Traditions and were completed by Livermore, a student of WBEs who has not proven to be a master in his own right. The building is not a significant example of either the Second or Third Bay

Traditions, does not represent the work of WBE, and is not a representative example of a type, period or style.

It should be noted that this conclusion differs from the findings of Page & Turnbull's HRE for the property, which finds it individually eligible for listing under this criteria. The Department disagrees with this conclusion due to lack of significance and integrity to the Second Bay Tradition original construction in 1962.

Historic District Eligibility

The subject building is located within the eligible Pacific Heights Historic District, roughly bounded by Pacific Avenue to the south, Lyon Street to the west, Steiner Street to the east, and Green Street to the north. The historic district was found to be eligible in an HRER completed for 2950 Vallejo Street (Planning Case # 2013.1560E) and confirmed in other recent HRER reports. The district is eligible for listing in the California Register under Criterion 3 (Architecture) as a significant concentration of early 20th century residential properties with high artistic merit. The period of significance for the district is circa 1895 to 1930, although the vast majority of properties, most of which were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits a cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces one of the densest concentrations of residences designed by master architects in San Francisco. This eligible historic district has not been formally surveyed or evaluated. For the purposes of this HRER, the subject property at 2580 Broadway was examined for its possible contribution to the eligible historic district and no other buildings within the eligible district boundary were evaluated in detail.

2580 Broadway was constructed in 1962 in the Second Bay Tradition and is not associated with the context of the eligible historic district. Therefore, the subject property would be considered a non-contributing property within the boundaries of the eligible district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

Summary

The subject property at 2580 Broadway was found ineligible for listing in the California Register as an individual property and a non-contributor to the eligible Pacific Heights historic district. Review of the proposed project for conformance with the Residential Design Guidelines will be conducted by the Planning Department's Residential Design Team as part of the building permit review for the proposed project.

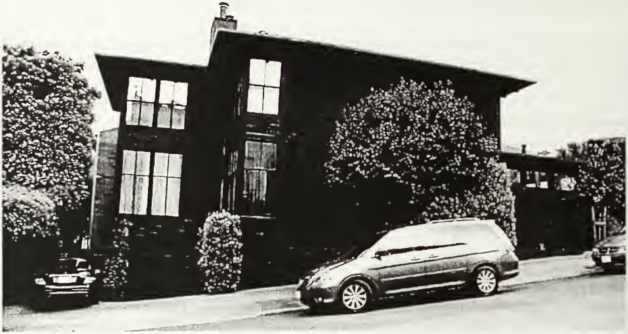
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7-2-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Planning Division/File

IMAGES



West façade from across Scott Street, Source: BAR Architects, 2011.

GOVERNMEN
DOCUMENTS D
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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
44-46 Mallorca Way		0467A/029	
Case No.	Permit No.	Plans Dated	
2014.0774E		3/10/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Third-floor addition over garage, horizontal rear addition			

3/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ~~7.2.2014~~ AK *(attach HRER)* b. Other *(specify)*: Per PTR form dated 7.2.2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 7.3.2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name:	**Signature or Stamp:**
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	7/1/2014	**Date of Form Completion**	7/2/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	44 Mallorca Way	
Block/Lot:	Cross Streets:	
0467/029	Chestnut and Alhambra Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0774E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/10/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Environmental Evaluation Application (05/19/2014) prepared by applicant.

Proposal is to construct third floor addition set back fifteen feet from the primary facade and a fourth story roof deck. A horizontal addition is proposed at the rear.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

44-46 Mallorca Way was constructed in 1930 by real estate broker Edward A. Janssen. Previously, the subject property was located on the site of the Panama-Pacific International Exposition, which was razed in 1916. The property was initially purchased by Yugoslavian brothers Bozo and Stanko Vasiljevich in 1933 and remained in the Vasiljevich (later Mitrovich) family until 2013. The only listed alterations to the building are reroofing (1994) and window replacement (2011).

The building is a common example of tract housing built in the Marina in the years following the Panama-Pacific International Exposition. The subject property is a two-story-over-garage, wood frame, single-family house that shares a party wall with both neighboring properties. The primary facade features a barrel front bay over the garage entry. The main entrance features a covered straight stair. The roof features a parapet clad in Spanish clay tile. The building retains a high degree of integrity, although it is a late example of tract housing in the Marina.

Based on historic research conducted by the applicant and Preservation planning staff, 44 Mallorca Way does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). No historic events occurred at the property (Criterion 1); none of the owners or occupants have been identified as historically significant (Criterion 2); and the architecture does not raise to the level of individual significance, nor was E.A. Janssen a known master builder (Criterion 3).

The subject property is not located within the boundaries of any identified historic districts. Although the subject block is a cohesive tract of Mediterranean Revival and Art Deco styles, the subdivision is not a significant example of a type, period, or method of construction. The subject block is not individually distinctive or representative of the themes identified for tract housing in the "Sunset District Residential Builders, 1925 - 1950: Historic Context Statement" such that the area would qualify as a potential historic district under any criteria.

Therefore, 44 Mallorca Way is not eligible for listing in the California Register under any criteria individually or as part of an historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-2-2014

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEP
JUL - 9 2014
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3768-3770 Fillmore St.		0436C/038-040	
Case No.	Permit No.	Plans Dated	
2014.0553E	201403191107	2/24/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. 4th floor addition			

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☒	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☒	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☒	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☒ **8. Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*: Per part II evaluation, see attached.

☐ **9. Reclassification of property status to Category C.** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☒ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments *(optional)*: Determined to be a Category A building as a contributor to an eligible historic district

Preservation Planner Signature: A. Kirby 7.3.2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an ***Environmental Evaluation Application.***

☐ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	Signature or Stamp:
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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Historic Resource Evaluation Response

Date	May 22, 2014
Case No.:	**2014.0553E**
Project Address:	**3768-3770 Fillmore Street**
Zoning:	RH-2 (Residential, House, Two-family) 40-X Height and Bulk District
Block/Lot:	0436C/038-040
Date of Review:	May 22, 2014 (Part I)
Staff Contacts:	Alexandra Kirby (Preservation Planner) (415) 575-9133 alexandra.kirby@sfgov.org Jeanie Poling (Environmental Planner) (415) 575-9072 jeanie.poling@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

3768 – 3770 Fillmore Street is located between Marina Boulevard and Jefferson Street in the Marina District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building is a two-story-over-garage wood-frame, three-unit building designed in the Mediterranean Revival Style. The building features a flat roof with a hipped parapet clad in Spanish clay tile. The façade is clad in stucco with terra cotta, tile, wood, and wrought iron detailing. Wood casement windows are arranged in groups of three with rounded arches. A carved lintel supported by carved brackets sits above the recessed garage door – an original coffered wood double door. The third story is set back to provide a covered patio, which projects beyond the plane of the primary façade. The balcony railing is constructed of stucco with a stacked red clay tile center to allow air through.

The adjacent building to the north, 3776 – 3780 Fillmore Street, is a twin structure that shares a wall with the subject building. Between the two buildings a landscaped courtyard steps up off of the street level with terra cotta and ceramic tile patio. The primary entrance is set back from the street at the rear of the northern façade. An arched metal gate leads into a tunnel entrance with tiled stairs that access the three individual arched wood doorways.

Pre-Existing Historic Rating / Survey

The subject property at 3768 – 3770 Fillmore Street is identified in the 1976 Architectural Quality Survey with an overall score of 2. It is not listed on any other local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1935).

Neighborhood Context and Description

The Marina neighborhood is characterized by multiple-unit apartment buildings intermixed with single-family dwellings and commercial corridors along Lombard Street and Chestnut Street. The neighborhood is bounded by Marina Boulevard to the north, Lombard Street to the south, Van Ness Avenue to the east and the Presidio to the west. The predominant architectural styles are Mediterranean Revival, Spanish Eclectic, and other Period Revival style buildings.

Prior to development, the Marina District was predominantly marshland. The area was known as Harbor View and was the site of roughly 400 scattered commercial and residential buildings with no systematic development. The land is situated between the City's two military facilities, the Presidio and Fort Mason. In 1915, the Panama-Pacific International Exhibition (PPIE) was held on the site, which was filled with dredged materials and debris from the 1906 earthquake, yielding roughly 635 acres of developable land.[1] The international event spurred the extension of rail and streetcar lines to the area to connect it to downtown; this increased accessibility to the area and prompted development before and after the PPIE. The first large-scale residential development occurred in the Marina in the early 1920swhen several large land holdings were sold to real estate developers. By 1930, approximately 75% of the Marina's parcels were built out, housing roughly 25,000 people.[2] The construction of the Golden Gate Bridge in 1937 had a dramatic effect on the Marina District, spurring the widening of Lombard Street to accommodate the increased traffic flow of U.S. Route 101 and attracting motels and auto-related businesses to the area.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ca. 1930- 1940 ☒ Contributor ☐ Non-Contributor

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[1] JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project*. Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

[2] Ibid.

Based on the information provided by the applicant and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture), although it does appear to be a contributor to a potential historic district. No formal survey has taken place to assess potential historic districts within the Marina District.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
There is no information provided by the applicant or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Although the neighborhood is indirectly related to the 1915 PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event. The subject building was constructed in 1929, during the period (1925 – 1940) when the Marina District was largely constructed following the PPIE. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Therefore, the building does not appear to be eligible for listing under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past;
Research does not indicate that any of the owners or others associated with the subject property were historically significant persons in our local, regional, or national past. Serafino and Elena Iacono purchased the subject property and the adjacent lot to the north in 1933, although they waited for two years before developing the two lots. The Iaconos hired architect Sidney A. Colton to construct the twin two-unit buildings, and lived in the upper unit of the neighboring building until 1954. Serafino Iaconos was an Italian immigrant who owned the New Sonoma Creamery, which remained in business through the 1960s. The tenants of the subject property have been upper-middle class couples, no data on tenants is available following 1981 as the city directories ceased publication. The building was sold to businessman John Milton Seropan III in 1976; he and his wife Judith A.C. Seropan have lived at the subject property since the purchase while renting out the lower unit. The Iacono family and the Seropans do not appear to be of local, regional or national significance, nor do the known tenants of the subject property.

Therefore, the building does not appear to be eligible for listing under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
Architect Sidney A. Colton was a prominent figure in the development of the Marina, although there is not comprehensive record of properties that he designed. The builder of the subject property was H. H. Isaacs, who additionally constructed the neighboring property at 3776 – 3780 Fillmore Street for owners Serafino and Elena Iacono. While both Colton and Isaacs may have been prominent characters in the development of the Marina District, neither appears to be a master.

The subject building is a strong representative of the Spanish Eclectic or Mediterranean Revival style or single-family building type from the early 20th century, although it does not appear to rise to the level of individual significance for its artistic values under Criterion 3. However, the building does appear to be located among an architecturally significant group of buildings in the eastern portion of the Marina District that may qualify for listing as a historic district.

The blocks bounded by Marina Boulevard, Fillmore Street, Buchanan Street, and Bay Street contain buildings constructed almost entirely between 1930 and 1940. As such, these buildings represent the end of the development period for the Marina neighborhood, which was 75% built out by 1930. The buildings within these blocks are generally of high architectural quality and together create a cohesive streetscape of Spanish Eclectic or Mediterranean Revival-style residences. Overall, these buildings present finer detailing and craftsmanship than some of the earlier sections of the neighborhood. The homes also range between 3 and 4 stories, whereas the earlier portions of the Marina neighborhood contain a substantial number of smaller 2-story homes. A brief visual inspection of this area also shows that the buildings retain a high level of historical integrity with the exception of some infill buildings and altered buildings along the edges of the eligible district at Marina Boulevard, Bay Street, and Buchanan Street. For these reasons, the Department finds that the described area is eligible for listing on the California Register for embodying the distinctive characteristics of the late development period of the Marina District and for possessing high artistic values.[3] As such, the subject building appears to be eligible for listing under Criteria 3 as a contributor to an eligible historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained integrity from the period of significance noted in Step A (ca. 1930 - 1940):

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

3768 – 3770 Fillmore retains a high degree of its integrity and continues to convey its individual significance. No notable alterations have taken place at the primary façade.

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[3] San Francisco Planning Department. *Historic Resource Evaluation Report: 1410 Jefferson Street.* May 13, 2013.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject building include:

- Two-story-over-garage height;
- Rectilinear massing of the building;
- Truncated hipped roof with red Spanish clay tile;
- Stucco siding;
- Spanish Eclectic ornamentation, including twisted composite pilasters and elaborate moldings;
- Recessed garage entrance with original doors;
- Street-facing balcony with red clay tile railing;
- Wood-framed casement windows;
- Shared courtyard with neighboring property clad in terra cotta and Spanish tile.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-23-14
Tina Tam, *Senior Preservation Planner*

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission S
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	June 25, 2014
Case No.:	**2014.0553E**
Project Address:	**3768 – 3770 Fillmore Street**
Zoning:	RH-2 – Residential, House, Two-Family 40-X Height and Bulk District
Block/Lot:	0436C/038 - 040
Date of Review:	May 22, 2014 (Part I) June 25, 2014 (Part II)
Staff Contact:	Alexandra Kirby (Preservation Planner) (415) 575-9133 alexandra.kirby@sfgov.org Jeanie Poling (Environmental Planner) (415) 575-9072 jeanie.poling@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

3768 – 3770 Fillmore Street is located on the east side of Fillmore Street between Marina Boulevard and Jefferson Street in the Marina District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

3768 – 3770 Fillmore Street was constructed in 1935 by architect Sidney A. Colton for owners Serafino and Elena Iacono, owners of the New Sonoma Creamery. The subject building is a two-story-over-garage, wood-frame, three-unit building designed in the Mediterranean Revival Style. The building features a flat roof with a hipped parapet clad in Spanish clay tile. The façade is clad in stucco with terra cotta, tile, wood, and wrought iron detailing. Wood casement windows are arranged in groups of three with rounded arches. A carved lintel supported by brackets sits above the recessed garage door – an original coffered wood double door. The third story is set back to provide a covered patio, which projects beyond the plane of the primary façade. The balcony railing is constructed of stucco with a stacked red clay tile center to allow air through.

The character-defining features of the subject property include the following:

- Two-story-over-garage height;
- Rectilinear massing of the building;
- Truncated hipped roof with red Spanish clay tile;
- Stucco siding;
- Spanish Eclectic ornamentation, including twisted composite pilasters and elaborate moldings;

- Recessed garage entrance with original doors;
- Street-facing balcony with red clay tile railing;
- Wood-framed casement windows;
- Shared courtyard with neighboring property clad in terra cotta and Spanish tile.

The subject property at 3768 – 3770 Fillmore Street is identified in the 1976 Architectural Quality Survey with an overall score of 2, placing it within the top ten percent of the City's building stock in 1976. It is not listed on any other local, state or national registries. The property was found to be contributor to an eligible historic district under Criterion 3 (Architecture) for the purposes of CEQA according to the Supplemental Information Form submitted by Ver Planck Historic Preservation Consulting (February, 2014) and staff research, per the Historic Resource Evaluation Response, Part I, completed on May 22, 2014 (Case No. 2014.0553E). No formal survey has taken place to assess potential historic districts within the Marina District.

The blocks bounded by Marina Boulevard, Fillmore Street, Buchanan Street, and Bay Street contain buildings constructed almost entirely between 1930 and 1940. As such, these buildings represent the end of the development period for the Marina neighborhood, which was 75% built out by 1930. The buildings within these blocks are generally of high architectural quality and together create a cohesive streetscape of Spanish Eclectic or Mediterranean Revival-style residences. Overall, these buildings present finer detailing and craftsmanship than some of the earlier sections of the neighborhood. The homes also range between three and four stories, whereas the earlier portions of the Marina neighborhood contain a substantial number of smaller two-story homes. A brief visual inspection of this area also shows that the buildings retain a high level of historical integrity with the exception of some infill buildings and altered buildings along the edges of the potential district at Marina Boulevard, Bay Street, and Buchanan Street. For these reasons, the Department finds that the described area is potentially eligible for listing on the California Register for embodying the distinctive characteristics of the late development period of the Marina District and for possessing high artistic values.[1] As such, the subject building appears to be eligible for listing under Criterion 3 as a contributor to an eligible historic district.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: February 24, 2014

Project Description

3768 – 3770 Fillmore Street is a two-story-over-garage, three-unit residence constructed in 1935 by architect Sidney A. Colton. The residence is designed in the Mediterranean Revival architectural style. The proposal is to construct fourth floor vertical addition set back 43 feet, 2 inches from the primary façade; to construct a roof deck above the existing third story; and to insert an elevator within an existing interior stairwell. The proposed vertical addition would be 9 feet, 11 inches high and feature a staircase at the south wall to provide access to the fourth story roof and the façade would feature a utilitarian design with no decorative features and stucco cladding.

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[1] San Francisco Planning Department. *Historic Resource Evaluation Report: 1410 Jefferson Street*. May 13, 2013.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*), and will not cause a significant adverse impact to the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing three-unit residence and no changes are proposed to the primary façade of the building. The building's spatial relationship to the neighborhood and surrounding district will not be altered as the addition is setback substantially, making it minimally visible from the public right of way. The apartment building located at the corner of Fillmore Street and Jefferson Street (1490 Jefferson Street) is also four stories in height, and other penthouses are located on the subject block; therefore the proposed project is not setting a new precedent on the subject block or altering the character of the eligible historic district.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

All aspects of the historic character of the historic building will be retained and preserved and no character-defining materials or architectural elements that characterize the property will be impaired or removed.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not are not a part of the proposed project. The proposed addition is constructed of contemporary yet compatible materials in a subordinate and minimally visible design.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not remove or alter distinctive features, finishes, or elements that express distinctive craftsmanship.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves the construction of an approximately 580 square-foot (41′ x 13′-6″) addition on the roof of the existing residence, set back 43′-2″ from the primary (west) façade and 15′-3″ from the façade of the street-facing courtyard and a minimum of 10′ from the rear (east) facade. The proposal additionally proposes to construct a roof deck on the remaining third story roof, which would include a 42″-high metal railing that would be concealed behind the existing historic parapet. The proposed addition will not remove or alter any historic materials and would feature a simple, utilitarian design constructed of compatible yet contemporary materials with no conjectural elements. Due to the substantial setback of the proposal and single-story height, the proportions of the historic residence would not be visibly altered.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed addition were removed, there would be no significant impacts to the historic structure or the eligible historic district. In the unlikely event of the removal of the proposed alteration, the integrity of the historic property or district would not be impaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

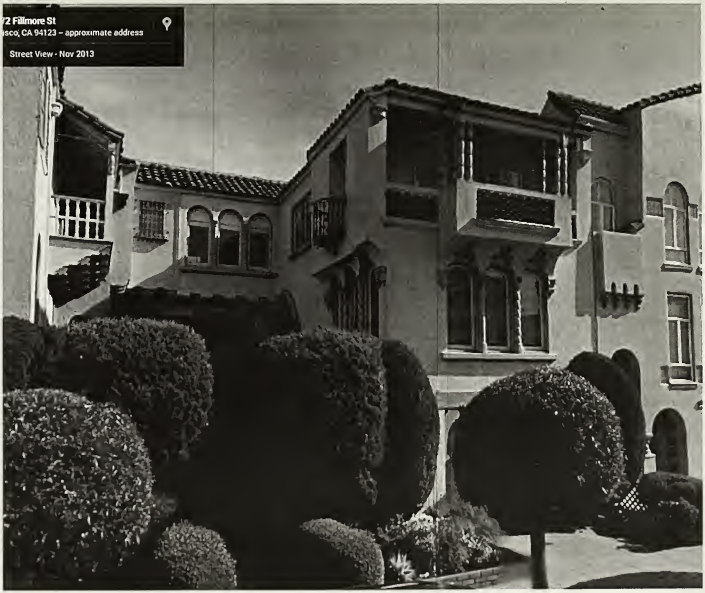
As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7-2-2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

AK: G:\Preservation\3768 Fillmore\3770 Fillmore_Part II.doc


72 Fillmore St
sco, CA 94123 – approximate address
Street View - Nov 2013

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DE
JUL - 9 2014
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
428 Chenery St.		6717/009	
Case No.	Permit No.	Plans Dated	
2014.0773E	201311252800	4/24/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. VERTICAL ADDITION @ (E) ATTIC SPACE FOR NEW STAIR & BATHROOM			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – **New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 6/20/2014 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Jonathan G. Lammers 7/3/14

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	Signature or Stamp: Jonathan G. Lammers 7/3/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission
Suite 400
San Francisco,
CA 94103-247

Reception:
415.558.637

Fax:
415.558.640

Planning
Information:
415.558.637

Date	June 20, 2014
Case No.:	**2014.0773E**
Project Address:	**428 Chenery Street**
Zoning:	RH-2 (Residential House, Two Family) 40-X Height and Bulk District
Block/Lot:	6717/009
Date of Review:	June 20, 2014 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 428 Chenery Street, is located on the west side of Chenery Street between Mateo Street and Roanoke Street in the Glen Park neighborhood. The lot is rectangular in shape and measures 25 feet wide by 100 feet deep. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a detached, one-and-a-half-story-over-raised-basement, wood frame, single family residence. It was designed in a vernacular style based on Queen Anne cottage precedents and constructed in 1912 per the San Francisco Assessor Recorder. The building is rectangular plan in plan, clad with rustic wood channel siding, and capped by a gable roof. The primary façade faces southeast onto Chenery Street and features an angled bay window to the east and an integral porch on the west. The primary entry is a multi-light paneled wood door accessed by a straight-run wooden staircase with wood cheek walls. The west side of the raised basement level includes a paved driveway accessing an integral garage with a partially glazed and paneled wood door. The east end of the property features a low masonry site wall topped by iron fencing. Concrete steps and a gate are located adjacent to the main stairs and access a paved walkway leading to a paneled wood door at the raised basement level. Typical fenestration consists of non-historic double-hung windows in molded wood frames. The façade terminates in a gable end featuring a flat board surround with molded trim at the base. A single attic window is located at the center of the gable end.

Known permitted exterior alterations to the property include replacement of the stairs (1970) and the replacement of ten windows (2010). Other apparent alterations include the installation of the garage at the basement level.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property

(Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

428 Chenery Street is located in the San Francisco's Glen Park neighborhood, an area roughly bounded by San Jose Avenue on the east, Bosworth Street on the south, Elk Street and Diamond Heights Boulevard on the west, and 30th Street on the north. The area immediately surrounding the subject property is exclusively residential in character and composed primarily of one- to two-story, single-family dwellings constructed between circa 1880s and 1979, although most buildings were constructed between circa 1900 and 1925. Architecturally, the subject street face is mixed and includes examples of Queen Anne, Craftsman and Mediterranean Revival style designs, although most buildings are vernacular in nature. The overall level of architectural integrity is generally fair, with numerous examples of prior alterations including the replacement of windows, cladding and remodeling of the façade. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Chet Zebroski (dated 22 April 2014), information found in the Planning Department files, and research conducted on the Glen Park neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The Glen Park neighborhood lies at the eastern edge of Glen Canyon, a steep ravine carved out by the headwaters of Islais Creek. At the time of the Gold Rush, the area was part of Rancho San Miguel, a

Mexican land grant given to Jose de Jesus Noe in 1845. The ranch encompassed nearly seven square miles in what is today central and southwest San Francisco and was used primarily for grazing horses and cattle.

Following the Gold Rush, the area that would become the Glen Park neighborhood was sparsely settled and primarily home to dairy, pig and vegetable farmers. One of the earliest surviving residences in the area was the home of dairyman, William Tietz, constructed in 1872 at 657 Chenery Street. More concentrated development began in the 1890s following the construction of an interurban electric streetcar line by the San Francisco & San Mateo Railway Company. Inaugurated in 1892, the line followed a route out Chenery Street through the Glen Park neighborhood and then continued southwest along San Jose Avenue to San Mateo County. The streetcar line was developed by the Joost brothers, who hoped to attract buyers to their large subdivision known as Sunnyside, located west of Glen Park.

In 1889, mining magnate Adolph Sutro, who had previously purchased a substantial portion of Rancho San Miguel, sold much of what would become the Glen Park neighborhood to the Crocker Estate. In turn, the Crocker Estate engaged Baldwin & Howell, one of San Francisco's largest real estate developers, to subdivide Glen Park Terrace adjacent to the streetcar line. To attract purchasers, the company constructed a small amusement park known as the Mission Park and Zoo, which opened in 1898. Nevertheless, the area remained largely unimproved, with no sewer or water service and ungraded streets. As a consequence, only scattered residential development occurred through the turn of the century.

In 1905, G.H. Umbsden Realty Company was hired by the Crocker Estate to replace Baldwin & Howell. Sanborn maps from that year show that most development in Glen Park was clustered near San Jose Avenue, and that even within these areas few blocks were more than twenty percent built out. Glen Park experienced its most sustained period of development following the 1906 Earthquake and Fire, when many displaced residents relocated to areas outside the burned districts. This included persons who had been temporarily housed in a refugee camp established by the U.S. Army in Glen Park. At that time, lots in Glen Park were affordable to many working class residents, and the Umbsden Realty Company also sold speculative wood-frame cottages available for purchase at ten dollars per month.

San Francisco Assessor's data show that a substantial number of properties were developed in the Glen Park area between 1906 and 1913, including approximately fifteen dwellings on the subject block. Popular architectural styles at that time included modest Craftsman and vernacular cottages, as well as small dwellings influenced by Queen Anne style precedents. Commercial development occurred in tandem with residential construction and included the emergence of a commercial strip centered on the intersection of Chenery and Diamond streets. Demographically, the area included a substantial number of Irish, German and Scandinavian residents.

Additional infill of the neighborhood occurred during the 1920s, as San Francisco and the rest of the country experienced a dramatic building boom. Evidencing shifting architectural tastes, many buildings constructed during this period feature Mediterranean Revival style influences. The building boom of the 1920s also included filling in portions of Islais Creek for development, as well as paving many area streets. Transportation access was also enhanced by the widening of San Jose Avenue to six lanes in 1930.

The advent of the Great Depression severely curtailed new development, as did restrictions on building materials during the Second World War. During the 1930s, one of the most prominent developments in the neighborhood was the construction of Glen Park Elementary School, built in 1934 using funds provided by the Public Works Administration. Federal support provided through the Works Progress Administration also funded construction of the Glen Park Recreation Center, completed in 1938.

Following the Second World War, loans guaranteed by the Federal Housing Administration (FHA) led to the development of clusters of FHA-approved homes along Chenery Street east of Swiss Avenue, as well as larger clusters along Moffitt and Farnum streets in the northern, steeply-sloping portion of the neighborhood. Infill development also occurred on remaining vacant lots, including the construction of the subject property. By 1960, most of the neighborhood was completely built out.

Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research performed by Planning Department staff, 428 Chenery Street does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. Likewise, the subject street face does not appear to be associated with any historically significant pattern of development. While a number of post-1906 cottages are located on the block, the overall pattern is more indicative of a development period spanning several decades and thus does not strongly convey association with any singular or particularly significant event in the development of Glen Park or the history of San Francisco. However, this finding does not preclude the identification of a historic district elsewhere in Glen Park or determining individual properties to be historic resources.

It is therefore determined that 428 Chenery Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. Based on a water service connection record, the Supplemental Information Form for Historical Resource Determination identifies the original owner of the subject property as William P. Hogan, However, this attribution is incorrect as William P. Hogan was the plumber installing piping for the building. The December 10, 1911 issue of the *San Francisco Call* shows that Frank Maguire and his wife purchased the lot from George Reid.

U.S. Census and other records indicate that Frank Maguire was born in Ireland circa 1875 and immigrated to the United States in 1894. In 1920 Frank Maguire was residing at the property with his wife, Margaret, and father. Frank and Margaret lived at the property through at least 1940, when Census records show them residing with their daughter Veronica (office clerk) and son-in-law, Joseph Doering (lithography printer). Margaret Maguire is listed as owner of the property in 1947, presumably inheriting it upon the death of Frank Maguire. City directories show that during the 1960s and 1970s, Joseph and Veronica Doering remained at the property. In 1993, the property was transferred into a trust for Veronica Doering. In 2010 the property was sold to Brian Berry (attorney), and sold to the present owners in 2013.

The subject building is most clearly associated with Frank and Margaret Maguire, who were its original owners and lived there for several decades. However, research has not indicated that they are persons important to local, state or national history such that the property would be eligible for historic listing under this criterion. Likewise, longtime residents Joseph and Veronica Doering do not appear persons important to history.

It is therefore determined that 428 Chenery Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
428 Chenery Street was constructed in 1912. There is no original building permit available, and therefore the name of the builder is not known. Stylistically, the building is vernacular in nature, although its prominent front-facing gable and bay window appear influenced by earlier Queen Anne style cottages. Overall, the subject building is modest in nature and does not appear to be a particularly notable example of its type, nor does it possess high artistic values. Similar buildings were constructed by builder/contractors across San Francisco in the years following the 1906 Earthquake, especially in areas with predominately working class residents such as the Excelsior District and Potrero Hill. Generally speaking, these types of cottages are unlikely to qualify as individual historic resources for their architecture. The subject property likewise does not appear to contribute to a potential historic district. As previously mentioned, the subject street face is not architecturally cohesive, and many buildings show evidence of prior alterations.

It is therefore determined that 428 Chenery Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude identifying other buildings on the subject block as individual resources.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 428 Chenery Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

428 Chenery Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

428 Chenery Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

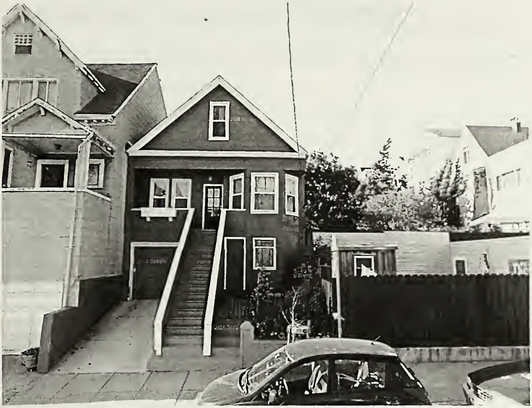
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

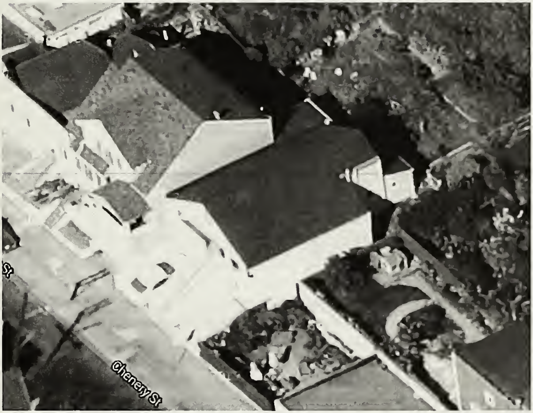
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 7-2-2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View northwest of the primary façade of 428 Chenery Street (Google Maps)



Satellite view west of 428 Chenery Street (Google Maps)

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
556 28th Street		6604/015	
Case No.	Permit No.	Plans Dated	
2014.0862E		5/15/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical and horizontal 2,502sf addition to an existing 872sf 2-story house.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – **New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Joy Navarrete	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known **historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status to** Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 6-27-2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*): Gretchen A. 7/2/2014	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen A. H 7/2/14
	Project Approval Action: Select One Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	6/27/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	556 28th Street	
Block/Lot:	Cross Streets:	
6604/015	Castro and Diamond Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0862E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/15/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by William Kostura (June 2013).

Proposed project: Vertical and horizontal additions.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by William Kostura (dated June 2013) and information found in the Planning Department files, the subject property at 556 28th Street contains a 1-story-over basement; wood frame single-family residence constructed in 1907 in a vernacular architectural style. The original architect/builder is unknown.

The building has undergone substantial alterations over time. Known alterations to the property include: house moved back on lot, a projecting one-story-over-basement wing with garage added to the east end of the primary facade, and a three-sided bay window added to the recessed west end (between 1914 and 1928); removal of three-sided bay window, addition of entrance porch on west side, replacement of original channel rustic siding with V-groove siding, removal of window on west facade and infill with V-groove siding, installation of three large windows with plain trim on front of house, covering original retaining wall with bricks (unknown dates).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a substantially altered example of a vernacular style single-family property. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Noe Valley neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

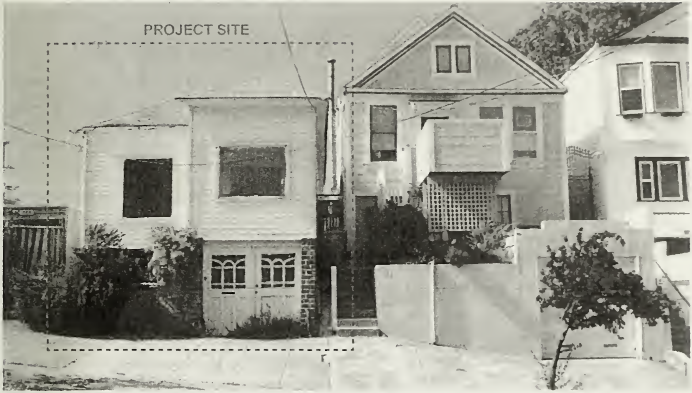
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	7-2-2014

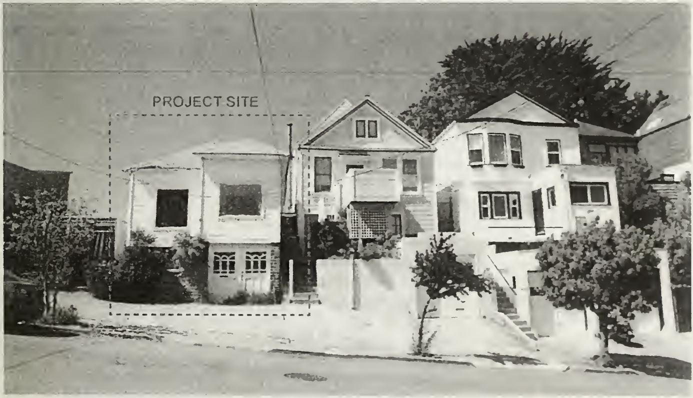
M A K

1663 Mission Street, Suite 501, San Francisco, CA 94103
Tel. 415.861.5646 Fax. 415.861.5641

SITE PHOTOS FOR 556 28TH STREET



Subject property and neighbors to the East (556, 552 28th St.)



Neighbors abutting front elevations of subject property (562, 556, 552, 544 28th St.)

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2853-2857 Broderick St		0947/002	
Case No.	Permit No.	Plans Dated	
2013.0433E			
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Front facade alterations; new roof decks; new dormers; alter existing dormer.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
If no boxes are checked above, **GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): No excavation. Jeanie Poling 3/3/14	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☑	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): See HRER memo dated 6/24/14
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Shelley Caltagirone	**Signature or Stamp:** 7/3/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission S
Suite 400
San Francisco,
CA 94103-247

Reception:
415.558.637

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Planning
Information:
415.558.637

Date Reviewed: June 24, 2014 (Part II)
Case No.: 2013.0433E
Project Address: 2853-2857 Broderick Street
Zoning: RH-2 (Residential, House, Two-Family) Zoning District; 40-X Height and Bulk District
Block/Lot: 0947/002
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625 | shelley.caltagirone@sfgov.org

HISTORIC RESOURCE STATUS

Building and Property Description

The 2,757-square-foot parcel is located on Broderick Street between Filbert and Union Streets. The property is located within the Pacific Heights/Cow Hollow neighborhood in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition-style.

Pre-Existing Historic Rating / Survey

The subject property is included on the Planning Department's 1976 Architectural Survey with a rating of "1." In the January 14, 2011, the Planning Department issued a Historic Resource Evaluation Response Memo that mistakenly identified the property as a contributor to a historic district listed in the National and California Registers. At the time, no register form could be located to confirm the listing, so the Department evaluated the property separately and found that it appeared to contribute to a historic district significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development. Since then, the Department has discovered that the Planning Department's Parcel Information Database incorrectly identified the property's historic status. Although not formally listed, the Department continues to find that the property would qualify for listing on the California Register as a contributor to a historic district representing a collection of buildings dating from the neighborhood's first wave of development. Therefore, for the Department continues to consider the property a "Category A" (Known Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Neighborhood Context

The following historic context is excerpted in part from a draft Cow Hollow Historic Context Statement prepared by the Department in 2013. While not formally adopted by the City, the study provides important information about the development of Cow Hollow and the historic significance of the subject property.

The neighborhood of Cow Hollow lies at the northern end of the San Francisco Peninsula, overlooking the Golden Gate. Geographically, the area is nestled between the slopes of Pacific Heights to the south and the low-lying Marina District to the north. Cow Hollow is bounded roughly by Lombard Street to the north, Green and Vallejo Streets to the south, Lyon Street and the Presidio to the west and Van Ness Avenue to the east. The topography of the neighborhood, which ascends to the south, offers sweeping views of the San Francisco Bay and the Golden Gate. This dramatic topography also played a significant role in the neighborhood's development, both architecturally and socially.

Historically, the area was part of the Western Addition, adopted by the city in the 1850s under the Van Ness Ordinance. The neighborhood was originally known as "Spring Valley" during the early American period because of the numerous fresh water springs in the area. As that name became eponymous with the Spring Valley Water Company, the neighborhood adopted the title "Golden Gate Valley," to showcase the area's views of the bay. In 1924, local contractor George Walker promoted the area as "Cow Hollow," in honor of its history as a dairy and tannery district, although it had been known by the name locally since the 1880s.

Cow Hollow's most substantial period of development began in the 1880s, following the opening of the first cable car line in the area, along Union Street. This not only prompted an influx of visitors to the already existing attractions of Harbor View, but a spur in residential development. By the mid-1880s, the moniker of "Cow Hollow" had taken root in what was formally known as Spring Valley, regularly being published in the San Francisco Chronicle and other local papers. At the same time, growing development pressures and the demands of the Department of Public Health, approximately thirty dairies and associated tanneries that had earned Cow Hollow its name relocated to the south in Hunter's Point by 1891, however the name remained with locals for generations.

The establishment of the Presidio and Ferries cable car line led to a sustained period of residential development in Cow Hollow picked up, but the pace of growth was relatively modest. By 1893, thirteen years after the opening of the car line, few blocks were fully developed with new real estate. According to the 1893 Sanborn Map Company fire insurance map, development had clearly clustered along the Union line, most prominently between Octavia and Steiner Streets from Greenwich to Green Streets. Many lots remained undeveloped, although parcels had been subdivided throughout the area west of Steiner Street.

The 1899 Sanborn Fire Insurance maps depict that multiple-unit flats were already being constructed in the area, primarily along the cross streets that cut through Union Street on a north-south axis and along Filbert and Greenwich Streets to the north. To the west, the area remained undeveloped aside from a small tract of homes along Greenwich Street near the Presidio.

Residential development at this time was focused on single-family residences, often in dense rows. Building types varied from single-story cottages and small flats, most often found north of Union Street, to larger-scale middle and upper-class residences on larger parcels to the south. Popular styles from the 1860s through the turn of the century were Italianate and Stick-Eastlake, which were common throughout Cow Hollow.

Rebuilding of the City began within months of the 1906 Earthquake and Fire. In order to accommodate the urgent City-wide housing needs, multi-unit flats were increasingly constructed in all residential neighborhoods, as is clearly seen in Cow Hollow following the disaster. Because Van Ness Avenue was used as a fire line, which involved the dynamiting of most houses east of the avenue and south of Filbert Street, Cow Hollow was protected from severe destruction. However, the neighborhood experienced extensive damage, with rail lines along Union Street rendered useless and many structures rendered uninhabitable.

The citywide building boom that began in mid-1906 continued nearly unabated until World War I. A nationwide economic boom during the 1920s correlated with another building boom in San Francisco and enacting of the City's first Planning Code in 1921, mandating the geographic separation of incompatible land uses. The opening of streetcar tunnels in 1918 and 1928, as well as the adoption of mass automobile use beginning in the 1920s, spurred residential development in outlying areas of the City, including Cow Hollow. The economic crisis precipitated by the Stock Market Crash of 1929 had a massive dampening effect on construction in San Francisco, which didn't pick up until the late-1930s. New Deal federal programs and policies to spur employment and stimulate building activity resulted in massive Works Progress Administration public works projects and economic incentives for construction-related activities.

Areas that had survived the earthquake with little damage, such as Cow Hollow, not only hosted refugee camps for the two years following the disaster, but many camp residents opted to stay in the area rather than relocate to their demolished neighborhoods. According to the records of the Assessor, 670 Structures were built in the Cow Hollow neighborhood between 1906 and 1915, the year the Panama-Pacific International Exhibition took place. During this period, many two- to six-unit flats were constructed throughout Cow Hollow, especially along Union Street and its immediate cross streets, where commercial goods and public transit were readily available. What an 1868 *Real Estate Circular* had called "the least stirring section of [San Francisco's] real estate market," had become an increasingly popular neighborhood for residents and developers, often noted as "surprisingly" active despite its lack of infrastructure and transit.

During this period, the area bounded by Lombard Street to the north, Lyon Street to the west, Green Street to the north and Pierce Street to the east had clearly become a popular enclave for middle-class families, with the blocks fully subdivided with single-family homes constructed on most. Flats were constructed along the western face of Broderick Street and at occasional corner lots. Residential architecture at this time was strongly influenced by the First Bay Tradition, and many of the homes are decorated with redwood shingles on a craftsman-style structure in the fashion of the architect Bernard Maybeck.

Bay Region Tradition

Coined in 1947 by architectural critic Lewis Mumford, the Bay Region Tradition is a regional vernacular architecture endemic to the San Francisco Bay Area that is woodsy, informal, and anti-urban. The Bay Region Tradition evolved over nearly 100 years and has since been classified into First, Second and Third traditions, spanning from the 1880s-1970s. The First Bay Tradition influenced later Modernists (i.e. architects associated with the Second Bay Tradition), who incorporated the regional vernacular of redwood, shingles, and elements of Arts and Crafts with the European Modernism popularized by the Bauhaus and the International Style. Transitional architects that bridged the first and second Bay Traditions include Henry Gutterson and John Hudson Thomas.

The First Bay Tradition, spanning roughly from the 1880s to early 1920s, was a radical reaction to staid Classicism of Beaux-Arts historicism. Eschewing the highly ornamented Victorian-era styles also popular at that time, First Bay Tradition architects developed a building vernacular linked to nature, site and locally sourced materials. Within this stylistic category, bungalows and houses constructed between the 1890s and 1925 can be divided into several styles, including: Shingle, Craftsman Bungalow, Prairie and California Bungalow. The First Bay Tradition is characterized by sensitivity to natural materials and landscape, appreciation of structural form, and fine craftsmanship in wood. Buildings of this period exhibit both personal design approaches and the ideas of architects such as Bernard Maybeck. The later Bay Traditions of the 1930's and later derivatives of the 1950s and 1960s are clear descendants of this style.

A few homes were designed with spacious front porches supported by square, buttressed posts atop river boulder and brick piers. Along with natural wood, shingle, and clinker brick, materials such as field stone and river stone were popular for cladding the wood frame structural systems. Usually asymmetrical in plan, residences were characterized by tripartite windows divided into a large lower pane and small upper panes. Roofs often have broad spreading eaves supported by multiple gables with projecting beams. Stucco and brick occasionally using clinker brick apartment houses were often strong examples of this style.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☐ Yes ☒ No	Criterion 3 - Architecture:	☒ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance:		Period of Significance: 1888 – 1914 ☒ Contributor ☐ Non-Contributor	

In 2011, the Department found that the property appeared to contribute to a historic district significant under Criterion 3 as a collection of buildings dating from the neighborhood's first wave of development with a period of significance of 1880-1930. Since then, the Department has gathered further information about the Cow Hollow neighborhood, which has allowed us to further refine our findings. The Department continues to find that the subject property contributes to a historic district; however, the boundaries, historical association, and period of significance haven been more narrowly defined based upon the new information provided in the Department's 2013 Cow Hollow study. The Department now finds that the property is significant as a contributor to a historic district under Criterion 3 for both its association with the neighborhood's first large wave of development and with the First Bay Tradition architectural style. The period of significance for this Cow Hollow First Bay Tradition Historic District is 1888-1914. The boundaries of this district are roughly Filbert to the north, Scott to the east, Vallejo to the south, and Lyon to the west. Please see the analysis below.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant events are associated with the subject building. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the late 19th century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
The information provided by the Project Sponsor and a review of the City Directories indicate that William Hammond Hall briefly owned the property circa 1930. Hall was a significant person in San Francisco's history as the designer of Golden Gate Park and the first state civil engineer. Hall is listed in the directories as living at 3855 Jackson Street between 1905 and 1932 and he died in 1934. Therefore, it does not appear that he resided at the subject property. According to the oral history collected by the Project Sponsor, Hall's daughters lived at the subject property as late as 1954, so it is presumed that the property was purchased for their use. The property is not historically significant as it is not associated with the Hall's career as an engineer. No other significant persons are associated with the subject building. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject building appears to contribute to a Cow Hollow First Bay Tradition Historic District eligible for listing on the California Register for embodying both the distinctive characteristics of the first period of large scale architectural development in Cow Hollow and the distinctive characteristics of the First Bay Tradition style. The subject building was constructed circa 1890 and designed by an unknown architect in the First Bay Tradition style. The general characteristics of this style are an emphasis on simplified geometric forms, natural materials (often including shingle cladding, rustic lap siding, and brick), structural honesty, picturesque and asymmetrical massing and articulation, uniform exterior cladding with no interruptions at corners, and simplified ornament and details. Many of these elements are evident in the subject building. The subject does not appear to be a significant example of the First Bay Tradition style as an individual property because it is a relatively modest example of the style, does not represent the work of a master, does not possess high artistic value, and does not appear to retain high historic integrity of design. However, the building does contribute to a collection of late 19th -and early 20th-century buildings dating from the earliest period of residential development in the Cow Hollow neighborhood. Many of the buildings from this period represent the First Bay Tradition style, which is unique to the region. As such, this collection of First Bay Tradition residences in Cow Hollow embody the distinctive characteristics of a special period of regional architecture. The period of significance for this district appears to be approximately 1888-1914, relating to the construction boom and the particular use of the style. The construction date of the subject building places it within the period of significance identified for the surrounding historic district. The boundaries of this district are roughly Filbert to the north, Scott to the east, Vallejo to the south, and Lyon to the west.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Historic District
The Cow Hollow First Bay Tradition Historic District retains sufficient integrity with which to convey its significance. District contributors possess integrity in terms of material, design and workmanship, particularly when compared to buildings found outside of the District. The majority of District buildings retain a high level of original building features such as redwood shingle siding, projecting central bays, brick bases, and minimal ornamentation. Contemporary roll-up garage doors have been added to many lower levels. Replacement of the historic divided light wood-sash windows is also common. Few horizontal or vertical additions are visible from the public right-of-way. District contributors also retain integrity of feeling, setting, location, and association. Contributors remain single-family, are sited at their original location, and are surrounded by residences of similarly scaled single-family houses.

Subject Property
The subject building has not been significantly altered since its original construction. Recently, the building was raised approximately 3 feet to insert a garage at the ground floor level and the ground floor level was expanded towards the rear of the building. This work was reviewed and approved by the Department in 2010-2011 under Case No. 2010.0394E. Raising the building required replacement of the front stair, which was not part of the original construction. This slight alteration in height has not unduly changed the original scale of the building or the building's relationship to its setting within the historic district. The work also did not remove any character-defining features of the building. The building, therefore, retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow neighborhood.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential *features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The Cow Hollow First Bay Tradition Historic District's significance is reflected through the cohesive massing, articulation, form, setback, and stylistic elements in the First Bay Tradition style. The character-defining features are:

- Two-three story scale;
- Picturesque and asymmetrical massing and articulation;
- Emphasis on simplified geometric forms;
- Front and side setbacks;
- Gable or hipped roof forms, often with dormers;
- Locally sourced, natural materials, often including shingle cladding, rustic lap siding, and brick;
- Multi-light, wood-framed windows;,
- Raised entries; and,
- Simplified ornament and details including projecting brackets, eyebrow dormers, often incorporating Colonial Revival and Arts and Crafts design elements.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART II: PROJECT EVALUATION

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: May 1, 2014

Project Description

The proposed project calls for exterior changes to the house, including the construction of two roof decks, construction of dormers on the north and south slopes of the hipped portion of the roof, construction of a bay at the south elevation to the west of the side entry porch; alteration of the side entry steps and door; alteration of main entry steps to reduce the height; alteration of the main entrance to lower the threshold approximately 1' and add a transom above the existing door; and, removal of stairs at the rear façade.

Please note that the permit plans associated with this project also rectify discrepancies in previous permits regarding height notation and drawing accuracy. These corrections do not constitute physical changes to the property.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Project Specific Impacts

The project appears to meet the *Secretary of the Interior Standards for Rehabilitation* and would not cause a substantial adverse change to the contributing building at 2853-57 Broderick Street or to the surrounding Cow Hollow First Bay Tradition Historic District such that the significance of the resource (the district) would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

> *Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project would retain the historic residential use at the site and would not alter the building in a way that would harm its ability to convey its significance as a First Bay Tradition-style building dating from the Cow Hollow earliest period of residential development.

Standard 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship would be affected by the proposed project. All original elements of the primary façade would be retained. While the entry threshold would be lowered to match the main floor height, this change would not detract from the character of the entry and the door would be retained or replicated. The proposed alterations would occur at secondary and tertiary facades that do not contribute to the overall character of the building or district.

Standard 3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Conjectural elements are not are not a part of the proposed project. All contemporary alterations and additions would be constructed of new, yet compatible, materials.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would not result in the loss of distinctive features.

Standard 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed side and rooftop additions, including the decks and dormers, would not negatively impact the character-defining features of the building or the site as they would be constructed towards the rear of the building, which is not visible from the adjacent public rights-of-way. Thus, the character of the property and district as viewed by the public would be retained. Moreover, the proposed addition, dormers, and roof decks would be constructed with contemporary windows and detailing such that they are distinguished as contemporary features. While the entry threshold would be lowered to match the main floor height, this change would not detract from the character of the entry and the door would be retained or replicated. Lastly, the alterations would occur at secondary and tertiary facades that do not contribute to the overall character of the building or district.

Standard 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed additions were to be removed, then the roof and south wall of the subject building would require repair, but this removal would not impair the integrity of the historic property.

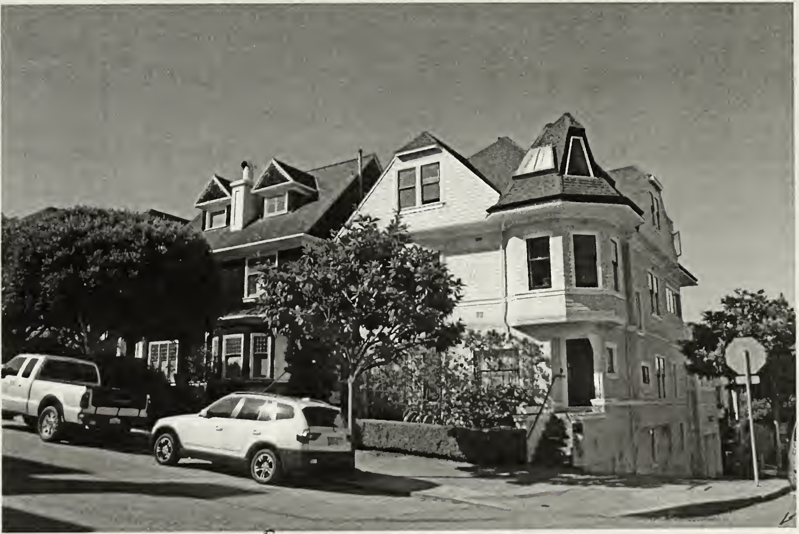
Cumulative Impact Assessment
The proposed work must also be considered in the context of recent and foreseeable changes to the property and historic district. Work recently completed at the project site resulted in raising the building approximately 3′ to add a garage at the front façade and constructing a rear addition. This work, in combination with the currently proposed work, meets the *Secretary Standards* and would not cause a substantial adverse change to the contributing building at 2853-57 Broderick Street or to the surrounding Cow Hollow First Bay Tradition Historic District such that the significance of the resource (the district) would be materially impaired. The building would retains all elements of historic integrity so that it continues to convey its significance as a First Bay Tradition-style building constructed during the early phase of development within the Cow Hollow neighborhood. The Department is not aware of any proposed projects within the boundaries of the district that would contribute to a cumulative impact to the resource.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Ta Date: 7-2-2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER Memos\2013.0433E_2857 Broderick.doc



FILBERT

BRODERICK

SUBJECT
PROPERTY
2853 BRODERICK

2/12/14

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
927 Post St.		0302/027	
Case No.	Permit No.	Plans Dated	
2014.1001E	201312234931		
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from dry cleaner to grocery; seismic structural work; lower basement floor slab; install new storefront.			

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9/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☑	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Sponor has enrolled in DPH Maher program.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior** alterations to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Lily Yegazu	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Lily Yegazu	Signature or Stamp: Lily Yegazu Digitally signed by Lily Yegazu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Lily Yegazu, email=Lily.Yegazu@sfgov.org Date: 2014 07.09 11:30:56 -07'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	2013.0494E
Project Title:	233 Maple Street and 3839 Washington Street
Zoning:	Residential-House, One Family (RH-1) 40-X Height and Bulk District
Block/Lot:	0992/002; 0992/034
Lot Size:	6,216 square feet (sf); 11,268 sf
Project Sponsor:	Caroline A. Guibert, Coblentz, Patch, Duffy & Bass LLP (415) 772-5793
Staff Contact:	Jessica Range – (415) 575-9018 Jessica.Range@sfgov.org

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PROJECT DESCRIPTION:

The project site is bound by Washington Street to the north, Clay Street to the south, Maple Street to the east and Cherry Street to the west, in the Presidio Heights district of San Francisco. The proposed project would expand the existing Presidio Hill School (PHS) campus by occupying and converting an existing residential building on an adjacent lot to elementary and middle school use.

[Continued on next page.]

EXEMPT STATUS:

Categorical Exemption Class 32 (State CEQA Guidelines Sections 15332).

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah B. Jones
Environmental Review Officer

July 11, 2014
Date

cc: Caroline A. Guibert, Project Sponsor
Shelley Caltagirone, Preservation Planner
Virna Byrd, M.D.F.
Supervisor Mark Farrell, District 2
Distribution List

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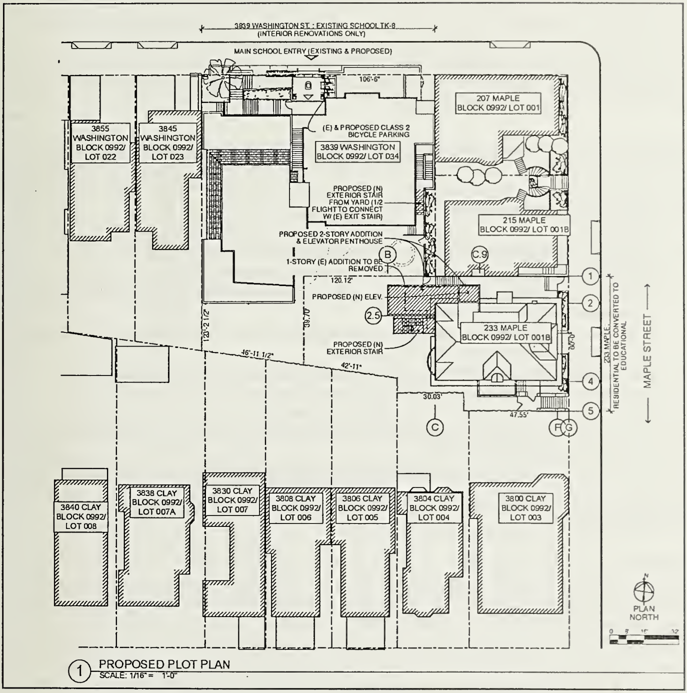
PROJECT DESCRIPTION (continued):

The project site consists of two lots: (1) Block 0992/Lot 02 at 233 Maple Street, and (2) Block 0992/Lot 34 at 3839 Washington Street. Lot 02 at 233 Maple Street contains an approximately 7,750-square-foot (sf) three-story-over-garage, single-family residence and Lot 34 at 3839 Washington Street contains an approximately 17,900 sf, two-story elementary and middle school owned and operated by the project sponsor, Presidio Hill School. As shown in Figure 1. Proposed Site Plan, the project sponsor proposes to convert 233 Maple Street from residential to elementary and middle school use. Upon project completion, there would be four primary grade classrooms, a break out space, a media tech room, a library, staff lounge and administrative spaces in the 233 Maple Street building. The proposed project would also reconfigure some of the interior space at 3839 Washington Street and upon project completion the overall project would result in a net increase of two classrooms, including a shared science room. The student body currently consists of 200 children and the project sponsor anticipates that the school would add up to 40 students (up to 240 total students) plus five new staff positions, some of which could be teaching internship positions.

The proposed project also includes minor maintenance and repair of the 233 Maple Street building, an approximately 990-sf, two-story rear addition (to accommodate a staff lounge and primary grade space) which will replace the existing rear addition (approximately 420 sf), and a rear staircase for emergency exiting. A new American with Disabilities Act (ADA)-compliant elevator would also be installed near the rear of the building on the north side. A portion of the elevator tower would be visible from Maple Street immediately across the street from the subject property. The elevator pit would be approximately five feet deep and would require approximately 490 cubic feet of excavation. Two new metal gates would be installed on either side of the 233 Maple Street façade, which would be locked from the outside with panic hardware installed on the inside for emergency egress. An approximately 360-sf library patio is proposed on the north side of 233 Maple Street which would include "not a play area; quiet reading only" signage. The proposed patio would require approximately 1,800 cubic feet of excavation. The proposed project would result in a net increase of approximately 805 sf at 233 Maple Street, which includes the two-story addition (approximately 570 net new sf) plus circulation space, elevator and mechanical areas.

The backyard at 233 Maple Street would connect to the existing backyard at 3839 Washington Street and would include an open play area, a sand pit and a small seating area. An existing play structure would remain in its current location in the backyard of 3839 Washington Street. The existing handball wall at the northeast end of the back yard at 3839 Washington Street would be removed and a new six to eight-foot-high acoustical barrier would be installed along the south and west sides of the property line along the newly expanded play yard. A ten foot-high acoustical barrier would also be installed near the property line that 3839 Washington Street shares with 215 Maple Street.

Figure 1. Proposed Site Plan


3839 WASHINGTON ST. : EXISTING SCHOOL TK-8
(INTERIOR RENOVATIONS ONLY)
MAIN SCHOOL ENTRY (EXISTING & PROPOSED)
106'-6"
207 MAPLE
BLOCK 0992/ LOT 001
3855 WASHINGTON BLOCK 0992/ LOT 022
3845 WASHINGTON BLOCK 0992/ LOT D23
(E) & PROPOSED CLASS 2 BICYCLE PARKING
3839 WASHINGTON
BLOCK 0992/ LOT D34
PROPOSED (N) EXTERIOR STAIR FROM YARD (1/2 FLIGHT TO CONNECT W/ (E) EXIT STAIR)
215 MAPLE
BLOCK 0992/ LOT 001B
PROPOSED 2-STORY ADDITION & ELEVATOR PENTHOUSE
1-STORY (E) ADDITION TO BE REMOVED
B
C.9
120.12'
PROPOSED (N) ELEV.
2.5
1
2
4
5
123'-2 1/2
39.70'
233 MAPLE
BLOCK 0992/ LOT 001B
PROPOSED (N) EXTERIOR STAIR
46'-11 1/2"
42'-11"
30.03'
47.55'
C
F
G
233 MAPLE
RESIDENTIAL TO BE CONVERTED TO EDUCATIONAL
MAPLE STREET
3840 CLAY BLOCK 0992/ LOT 008
3838 CLAY BLOCK 0992/ LOT 007A
3830 CLAY BLOCK 0992/ LOT 007
3808 CLAY BLOCK 0992/ LOT 006
3806 CLAY BLOCK 0992/ LOT 005
3804 CLAY BLOCK 0992/ LOT 004
3800 CLAY BLOCK 0992/ LOT 003
PLAN NORTH
1 PROPOSED PLOT PLAN
SCALE: 1/16" = 1'-0"

The proposed project also includes interior changes to 3839 Washington Street and a new half flight of stairs in the rear yard, which would connect the play yard to the existing staircase leading to the existing roof yard and provide for emergency egress from the expanded at-grade play yard to Washington Street. An eight-foot-high translucent acoustical barrier would be installed around the southern and eastern portion of the existing roof yard at 3839 Washington Street and a new 10-foot-high one-hour fire wall would be installed at the new half flight of stairs. Although not currently proposed, it is possible that the new half flight of stairs could be enclosed in the future. The analysis contained herein considers the possibility of either an open or enclosed staircase.

Student pick-up and drop-off would continue to occur solely at 3839 Washington Street. PHS proposes to modify its staggered pick-up schedule (between 2:45 pm to 3:45 pm) so that younger children needing more assistance getting into the car (generally, students in transitional kindergarten/kindergarten, first grade and second grade) would be picked up one grade at a time.

PHS would also appoint a Transportation Demand Management (TDM) coordinator to:

- establish modal split goals for staff members and monitor progress each year;
- develop and distribute an information package of transportation services and carpool arrangement for parents and staff members;
- coordinate free or subsidized transit passes for staff members with allowance of up to $100 per month of pre-tax salary to purchase transit passes;
- coordinate the provision of additional amenities for bicycle users (see below); and
- allocate parking passes for carpool or vanpool vehicles only.

Showers, clothes lockers and bicycle parking (26 class 1 spaces and five class two spaces) would also be provided. Subject to consent of the Presidio Height Association of Neighbors (PHAN), the existing white loading area in front of 3839 Washington Street would be expanded from about 60 feet to 106 feet. The analysis herein assesses the potential environmental effect of the project both with and without the expanded loading zone.

Construction work at 233 Maple Street is expected to occur between September 2014 and August 2015, with the last four months mostly consisting of interior work. Construction work at the existing school building at 3839 Washington Street and in the rear yard area is expected to occur during summer break, between the months of June and August in 2015 or 2016 and would not overlap with summer programming. While construction work would typically occur between the hours of 7:00 am and 4:00 pm Monday through Friday, additional hours during the week or on Saturdays may be required. For example, during certain time sensitive construction activities, such as pouring concrete, construction work would occur outside of that typical timeframe and some construction workers may need to be on the project site until 8 pm.

APPROVALS:

The proposed project would require approval of a Conditional Use Application by the Planning Commission and issuance of a building permit by the Department of Building Inspection (DBI). The Planning Commission approval of the Conditional Use Application would constitute the Approval

Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Class 32

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the Residential-House, One-Family (RH-1) zoning district where the proposed change of use at 233 Maple Street (from residential to institutional) and expansion of PHS would be conditionally permitted. The proposed project would be consistent with all applicable zoning plans and policies.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 0.4-acre (17,484-sf) project site is located within a fully developed area of San Francisco. The surrounding uses are primarily residential. Both lots are currently developed with either residential or institutional uses, thus the project meets the requirements of an in-fill development surrounded by urban uses on a site smaller than five acres.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is located within a fully developed urban area. No contiguous and substantial habitat for any rare or endangered plant or animal species is located near or on the project site or within the project site vicinity.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Transportation

Travel Mode

A transportation study[1] and supplemental technical memorandum[2] was prepared to analyze impacts associated with the proposed project. The following summarizes the results from these analyses. PHS proposes to increase enrollment from 200 to approximately 240 students, while faculty/staff would increase by adding five new employees. Based on the trip rate for institutional uses, the proposed project would generate a total of approximately 80 daily person-trips. Of the 80 daily person-trips generated by the proposed project, 40 trips would occur during the am peak period (drop-off) and 40 would occur during the pm peak period (pick-up). During the am drop-off period, 35 would be automobile person-trips (alone and carpooling), one transit trip, one walking trip, and two trips by bicycle to PHS. From PHS during the afternoon pm pick-up period there would be 34 automobile person-trips (alone and carpooling), two transit trips, one trip by bicycle, and two walking trips.[3]

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[1] CHS Consulting Group. *Presidio Hill School Transportation Study*, December 20, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[2] CHS Consulting Group. *Presidio Hill Traffic Study, Supplemental Technical Memorandum*, March 25, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

Traffic

Transportation impacts were evaluated during the peak traffic time for the school, during am peak hour conditions (7:50 to 9:00 am) and pm peak hour conditions (2:30 pm to 5:30 pm), which coincide with the student drop-off and pick-up times. Travel demand for the proposed project was based on the existing and proposed school population and travel behavior of current students, faculty, and staff at PHS's existing building at 3839 Washington Street.

The proposed project would result in an incremental increase in the number of vehicles traveling through nearby intersections such as Washington/Maple Streets, Maple/Clay Streets, and Cherry/Washington Streets. These intersections are all-way, stop-controlled intersections that have a carrying capacity between 1,500 to 1,900 vehicles per hour (vph).[4] The level of service at these intersections is satisfactory with no delays during the peak hour. The transportation study determined that the proposed project would result in an increase of approximately 26 vehicle trips during morning drop-offs and approximately 25 vehicle trips during afternoon pick-ups. As compared to the carrying capacity of the street (about 1,600 vph), traffic volumes along Washington Street are generally considered low with approximately 300 vehicles during the peak hour.[5] Therefore, the additional 25 vehicles during the morning and 26 vehicles in the afternoon could be accommodated on Washington Street and at nearby intersections. This change in vehicle volumes during peak hours would be an incremental increase to existing conditions, but would not result in any significant adverse impacts on traffic operations or safety in the vicinity of the project site. Therefore, the proposed project would not interfere with existing traffic circulation or create a substantial increase in traffic that could not be accommodated by the existing infrastructure and would not result in any significant adverse traffic-related impacts.

Transit

The project site is located in an area well-served by transit. Stops for Muni routes 1-California, 1BX-California B Express, 2-Clement, and 33-Stanyan are located within one-quarter mile (two to three blocks) from the project site. Assuming 40 new students, there would be an increase of one transit trip in the morning and two transit trips in the afternoon. The minimal increase of transit trips generated by the proposed project would be accommodated by the existing transit network. Furthermore, the proposed project's minor increase in vehicular traffic would not create substantial delays or increase operating costs, such that significant adverse impacts to transit service levels could result. Therefore, no significant impacts related to transit would occur as a result of the proposed project.

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[3] Migi Lee, CHS Consulting Inc. *Email response for 233 Maple Street travel demand.* San Francisco, California, March 24, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[4] Ning Wu. Institute for Transportation and Traffic Engineering, *Determination of Capacity at All-Way Stop-Controlled (AWSC) Intersections,* Published in Transportation Research Record 1710. TRB, National Research Board, Washington, D.C., USA., 2000. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[5] CHS Consulting Group, *Presidio Hill Traffic Study – Supplemental Technical Memorandum,* San Francisco, California, March 25, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

Pedestrians

No potentially hazardous conditions would occur between pedestrians and vehicles dropping off and picking up students because the school would continue to implement drop-off and pick-up protocols as detailed in their PHS Drop-off and Pick-up Management Plan.[6] Currently two to four PHS staff members or parent volunteers monitor the pick-ups and drop-offs to ensure the children are escorted safely to and from the vehicles. In addition, the minimal increase of one walking trip in the morning and two walking trips in the afternoon generated by the proposed project would not result in overcrowding of sidewalks in the project vicinity or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Therefore, no significant impacts related to pedestrian trips would occur as a result of the proposed project.

Bicycle

Seven bicycle routes (#10, #16, #20, #55, #65, #165, and #330) are within a half-mile of the project site and the existing school. The closest bike route, #10, is located along Clay Street approximately 160 feet to the south of 233 Maple Street. Route #165 is located along Cherry Street, approximately 620 feet west from of Maple Street. The proposed project would comply with Section 155.4 of the Planning Code by providing 26 Class I and 5 Class II bicycle spaces. The minimal increase of two bicycle trips in the morning and one bicycle trip in the afternoon generated by the proposed project would be accommodated by the existing bicycle network. The proposed project would not create potentially hazardous conditions for bicyclists; therefore, impacts to bicycles would not be significant.

Loading

Planning Code Section 152 does not require off-street freight loading for the proposed project. Presently there is one 60-foot-long white passenger loading zone in front of 3839 Washington Street that can accommodate up to three cars and is in effect from 8:00 am to 6:00 pm. During three days of surveying conducted by Chi-Hsin Shao (CHS) traffic consultants, vehicle queues in the morning and afternoon varied from one to six vehicles waiting to either drop-off or pick-up students, including up to three cars in the passenger loading zone. The maximum queue occurred during the 8:15 am and 8:30 am and 3:30 pm and 3:45 pm observance periods. When vehicles queued beyond the passenger loading zone during drop-offs or pick-ups, the extended queue typically lasted less than two minutes per incident, and the queues dissipated quickly. A supplemental Technical Memorandum to the

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[6] Presidio Hill School. *Presidio Hill School Drop-off and Pick-up Management Plan and Compliance with Existing Conditions of Approval,* December 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

Transportation Analysis prepared for the proposed project determined that the additional 40 students resulting from the expansion of the school would potentially increase the maximum queue size by up to four vehicles during the morning drop-off period. The Transportation Analysis concludes that any increase in double parking resulting from the project would dissipate quickly due to high vehicle turnover frequencies during the am drop-off period and would not result in any significant adverse impacts on traffic operations on Washington Street during student drop-off/pick-up periods. Additionally, with the proposed adjusted pick-up schedule, the transportation analysis concludes that maximum queue lengths during the pm pick-up period would remain the same as existing conditions.[7]

This analysis also considers an option for the proposed project to expand the existing white passenger loading zone by up to 106 feet, accommodating two additional cars. This additional loading zone would allow for up to two more cars to be accommodated and would reduce vehicle queues. Therefore, loading-related impacts from the proposed project, with or without an expanded loading zone, would not be significant.

Emergency Access

The proposed project would not close off any existing streets or entrances to public use areas. Furthermore, the transportation analysis for the project concludes that any increase in double parking resulting from the project would dissipate quickly and would not result in any significant adverse impacts on traffic operations on Washington Street during student drop-off/pick-up periods. Therefore, the proposed project would not result in a significant impact related to emergency vehicle access.

Parking

The Planning Department Zoning Administrator determined that PHS does not need to provide any off-street parking spaces.[8] The transportation study conducted by CHS states that the five new employees could increase on-street parking demand by three vehicles. The proposed project would provide no off-street parking spaces. Thus, the project would have an unmet parking demand. If the size of the loading zone is increased from 60 feet to approximately 106 feet, then two on-street parking spaces would be lost. The proposed project would result in a parking deficit of three to five spaces, but such a deficit would not create a significant impact. At this location, much of the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. The transportation study found that on all three days when parking was monitored there is adequate parking in the morning, but by the afternoon street parking is almost at capacity due in part to parents parking and walking to pick up their child. On average, parents were parked for 15 minutes before they vacated the parking space. Parking capacity increases after the 3:00 pm peak parking period. The Transportation Study determined that there would be adequate parking in the area to support the five new staff being added to PHS even if two additional on-street parking spaces were lost as a result of extending the loading zone.[9] Furthermore, PHS would also appoint a TDM coordinator as part of the project to address parking and transportation issues by encouraging faculty, staff, and parents to use other modes of transportation and carpooling. Any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

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[7] CHS Consulting Group. *Presidio Hill Traffic Study, Supplemental Technical Memorandum,* March 25, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[8] Kate Conner, Current Planner, San Francisco Department of Planning. *Email Response for 233 Maple Street regarding parking requirement per Planning Code, Section 150(c),* San Francisco, California, October 15, 2012. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

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[9] Migi Lee, CHS Consulting Inc., *Email response for 233 Maple Street parking capacity question*. San Francisco, California, April 11, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

In summary, the proposed project would not result in a substantial parking deficit such that it would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would not be significant.

Construction Traffic

Construction work at 233 Maple Street would last approximately eleven months (48 weeks), assuming work would typically occur five days per week. Most of the work would be interior work but there would be exterior construction for the proposed addition and staircase at the rear of the 233 Maple Street building and to construct the proposed elevator . During about four out of the eleven months, the majority of the work at 233 Maple Street would be limited to the interior of the building. Construction work at the existing school building at 3839 Washington Street and in the rear yard area is expected to occur during summer break, between the months of June and August in 2015 or 2016. The project sponsor would seek a construction street space permit from the Department of Building Inspection (DBI) that allows the construction contractor to use on-street parking. Construction vehicles would park in the existing loading zone along Washington Street during construction activities at 3839 Maple Street, which would occur during the summer break and would not overlap with summer programming. Construction at 233 Maple Street would require parking construction vehicles in front of 233 Maple Street, which would avoid conflicts with drop-off and pick-up activities at 3839 Washington Street. Furthermore, PHS drop-off and pick-up periods would continue to be monitored by school administrators and parents to ensure child safety and prevent construction-related traffic conflicts. The construction contractor would provide off-site parking for construction workers and would coordinate shuttle or carpool service to and from the project site. Construction-traffic impacts would be confined to the project sites and temporary and limited in duration, therefore, the proposed project would not result in significant transportation impacts related to construction traffic.

Cumulative Traffic

Claire Lilianthal Alternative School (CLAS) is located two and half blocks southwest of PHS on Sacramento Street between Cherry Street and Arguello Boulevard. Traffic from CLAS in the morning and afternoon does not substantially affect traffic conditions along Washington Street where PHS is located. Vehicles coming to and leaving from CLAS primarily use Clay and Sacramento Streets. As mentioned above, traffic volumes along Washington Street of approximately 300 vehicles during the peak hour are considered low and the additional 25 vehicles during the morning and 26 vehicles in the afternoon could be accommodated on Washington Street, which has a carrying capacity of about 1,600 vph. In addition, any vehicles that are going to or coming from CLAS that use the section of Washington Street near PHS would continue to be accommodated without creating congestion. Therefore, cumulative traffic impacts from the proposed project would not be significant.

Noise

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including Muni vehicles, trucks, cars, emergency vehicles, and land use activities such as street maintenance.

Traffic Noise

Traffic-related noise levels along Maple and Washington Streets in the vicinity of the project site are approximately 60-65 Ldn.[10] An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. Project-related traffic-noise would be intermittent, and mostly occur during the typical drop-off (7:45 am to 9:00 am) and pick-up times (2:45 pm to 3:45 pm). As a result of the proposed project there would be a total of approximately 25 to 26 net new peak hour vehicles on a street that currently totals approximately 300 vehicles during the peak hour.[11] Therefore, the proposed project would not result in a doubling of traffic volumes and potential traffic-related noise impacts would be less-than-significant.

Noise from the Play Yard

The noise generated by the proposed users of the 233 Maple Street building would be considered common and generally acceptable in an urban area, particularly an urban area with an existing school. A noise assessment was conducted for the proposed project.[12] The assessment analyzed noise from the proposed project as a result of 1) revised play schedules; 2) noise from an increase of 40 students at play; and 3) expansion of the lower play yard. The assessment discussed the potential for noise to increase in the backyards and interior environments of surrounding properties. Currently the lower playground is approximately 60 feet from the backyards and 125 feet from the rear facades of neighboring properties. The proposed playground expansion would place the playground approximately 15 feet from the backyards and 80 feet from the rear facades of neighboring properties. Pursuant to the proposed plans, an eight-foot-high noise barrier would be installed at the southern and eastern portions of the rooftop play area. A new ten-foot-high acoustical barrier would be installed at the property line between 3839 Washington Street and 215 Maple Street. A new 10-foot-high one-hour fire wall, which could also reduce noise levels, would be installed at the new half flight of stairs proposed along the east wall of the existing school. A new at least six-foot-high acoustical barrier would be installed along the south and west sides of the property line along the newly expanded lower play yard. The noise assessment concludes that with noise reduction measures that have been incorporated into the project, noise levels in the back yards at the two closest residences along Clay Street may increase while children are at play by three to four decibels, a level that is barely noticed under typical environmental conditions. At all other locations, noise levels would remain unchanged or be reduced. The noise from children playing in the expanded lower play yard would occur only during the day intermittently between approximately 8am to 3:00 pm (and intermittently between approximately 3:00 pm to 6:00 pm as part of the after school program, which consists of a smaller group of children), would not be continuous throughout the day, and would not disrupt night time activities such as sleeping. Therefore, the proposed project would not result in an increase to existing noise levels that would be a significant impact.

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[10] Traffic noise map presented on DPH website: http://www.sfdph.org/dph/EN/Noise/default.asp. April 1, 2014.

[11] CHS Consulting Group, *Presidio Hill Traffic Study – Supplemental Technical Memorandum*, San Francisco, California, March 25, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[12] Charles M. Salter and Associates. *Presidio Hill School Expansion, Exterior Noise Analysis*. January 19, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

Noise from Fixed Equipment (Subject to Article 29)
No new noise-generating mechanical equipment, electrical, or plumbing equipment would be located at the exterior of the building at 233 Maple or 3839 Washington Streets. All noise-generating equipment would be located inside the building where the noisiest equipment would be in the basement. The proposed project would comply with Section 2909 of the San Francisco Police Code (the San Francisco Noise Control Ordinance), and operational noise from the proposed project would not be significant.

Construction Noise
Project construction would generate noise. Construction noise is regulated under Article 29 of the City's Police Code (the San Francisco Noise Control Ordinance), which prohibits construction equipment noise levels to exceed 80 dBA at 100 feet. Construction would be temporary and intermittent because it would be limited to certain hours of the day. Construction work at 233 Maple Street would take approximately eleven months and typically would occur between the hours of 7:00 am and 4:00 pm Monday through Friday. Construction work at the existing school building at 3839 Washington Street and in the rear yard area is expected to occur during summer break, between the months of June and August in 2015 or 2016. The construction contractor and any of its subcontractors would be required to comply with the City and County of San Francisco Noise Control Ordinance, which limits noisy construction work, as defined in the Ordinance, to between the hours of 7:00 am and 8:00 pm, seven days a week. Therefore, construction-related noise impacts would not be significant.

Considering the above discussion, the proposed project would not result in a significant noise impact.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would not result in significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would be well below the screening criteria for an elementary school (2,747 students for operation and 3,904 students for construction). The proposed project would not exceed the screening levels for operation or construction and thus would not result in significant criteria air pollutant impacts.[13]

In addition, the proposed project would be subject to the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008), which was established with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square-feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites that are less than one half-acre that are unlikely to result in any visible wind-blown dust.

In compliance with the Construction Dust Control Ordinance, the project sponsor and the contractor responsible for construction activities at the project site would be required to use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director of DBI. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement). During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square-feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

The proposed project would not contribute substantially to an air quality violation or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. The proposed project would be subject to the requirements of the Construction Dust Control Ordinance. Therefore, the proposed project would not have significant air quality impacts.

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[13] Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

Water Quality

The proposed project would not generate wastewater or result in wastewater discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated. Furthermore, the existing buildings are adequately served by utilities and public services. Therefore, there would be no significant impacts from the project requiring the expansion of existing utilities and public services.

Historic Architectural Resources

When evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the subject property is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated January 2, 2014,[14] the Planning Department determined that the building at 233 Maple Street is significant as both an individual resource and a contributing site to an eligible historic district located in the Presidio Heights neighborhood. The building at 3839 Washington Street is not a historic resource. The boundaries of the eligible Presidio Heights historic district are roughly the east side of Arguello Boulevard to the west, the north side of Jackson Street to the north, the west side of Presidio Avenue to the east, and the south side of Clay Street to the south. The potential district's period of significance is approximately late 1890s to the 1920s. The 233 Maple Street property was constructed during this period of significance and is a contributor to the eligible historic district. As an individual resource and as a contributing resource to an eligible historic district, the subject property qualifies as an historic resource under California Register Criterion 3.

Criterion 3 evaluates whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. The subject building embodies the distinctive characteristics of the Georgian Revival style, including rectangular massing, symmetrical facades, hipped roof, dormers, and classical ornamentation. 233 Maple Street was designed by the architectural firm of Sutton and Weeks (1902-1913). Sutton and Weeks, a San Francisco-based architectural firm, was active from 1902 to 1913 at which time the firm contributed numerous significant buildings after the 1906 earthquake. Following Charles Peter Weeks' death in 1928 he was heralded as "one of California's best-known architect[s]" by the San Francisco Examiner. Therefore Sutton and Weeks, and more so, Charles Peter Weeks appear to be master architects.

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[14] Shelley Caltagirone, Preservation Planner, San Francisco Department of Planning. *Historic Resource Evaluation Response for 233 Maple Street, Parts I and II,* San Francisco, California, January 2, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

Therefore, 233 Maple Street is an individually eligible property as both the work of a master architect and as a successful example of the Georgian Revival style.

The Presidio Heights neighborhood possesses a high concentration of high-style, architect-designed buildings with good integrity and strong continuity in style, type, and massing built primarily during the early 20th century. A substantial number of historic resources are concentrated within the eligible Presidio Heights historic district. Three properties within the eligible historic district boundaries are listed in the California Historic Resources Information System (CHRIS), none of which are located on Maple Street. The Koshland House at 3800 Washington is listed on the National Register and is an Article 10 local landmark (No. 95). Additionally, seven properties are listed on the Here Today survey and forty-eight properties are listed on the 1976 Architectural survey. In addition, this eligible historic district contains many houses designed by prominent architects of the early 20th century, including Ernest Coxhead, Albert Farr, Julia Morgan, Bernard Maybeck, and Willis Polk. As such, the Presidio Heights neighborhood would likely qualify for listing on the California Register as an eligible historic district. 233 Maple Street contributes to the eligible Presidio Heights historic district.

233 Maple Street has undergone minor alterations, especially at the rear (west side of the building). Regardless, the subject property retains its integrity and continues to illustrate the characteristics that make this building significant as an individual resource and contributor to a historic district.

The character-defining features of the building include:

- Rectangular massing;
- Brick cladding and quoining at the flanks;
- Projecting cornice with modillions, architrave and frieze;
- Windows – double-hung wood sash;
- Hipped roof;
- Dormers at each façade with hipped roofs;
- Two-story portico with brick piers and Tuscan pilasters; and
- Palladian window in attic dormer.

The character-defining features of the historic district include:

- Strong expression of Revival or First Bay Tradition styles; and
- High artistic value, craftsmanship, design, and materials.

The proposed project was evaluated for its potential to impact eligible historic resources. The proposed construction would include minor maintenance and repair of the exterior of the building, a rear staircase addition from the second and third stories to the backyard, and a two-story addition to the rear (990 sf) for a staff lounge and student break space. An ADA-compliant elevator would be installed at the rear of the building on the north side. The building features two primary facades: the east side that faces Maple Street, and the south side, which acts as a primary architectural façade because of the entry porch and high-style of Georgian Revival style ornamentation. The HRER determined the proposed project would be consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) and would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired.

The proposed change of use from a single-family residence to an educational institution would have minor impact on the building's character-defining features. The building's spatial relationship to the neighborhood would not be altered. A majority of the exterior work would occur at the secondary facades, north and west sides of the building, which include the two-story and rear staircase additions combined with the installation of a new elevator. A prior rear addition with an unknown date of construction at the northwest portion of the building would be where the first-story of the new two-story addition would be constructed, and therefore, would not result in the destruction of the building's historic fabric. At the rear (west) façade, constructing the second-story addition and exit stair would require removing a portion of the brick veneer and quoins, the architrave at the eave, one window, and the semi-octagonal dormer. At the north façade, the elevator shaft would require the removal of an existing two-story projection, architrave, frieze, and a portion of the northern dormer. The elevator penthouse would be setback from the primary façade (east side of the building) so that it would not be easily visible from the public right of way. All of the proposed new additions would be distinctive as contemporary in their material and scale while not detracting from the historic character of the existing building. The character-defining features of the primary facades would be retained as would the remaining features at the secondary facades. The proposed project, therefore, would result in minimal impact upon the historic fabric of the resource since a majority of the exterior work would occur at the secondary facades of the subject building. Therefore, the HRER determined the proposed project would not result in significant impacts to a historic resource or an eligible historic district.

Hazardous Materials

Contaminated Soil/Groundwater

A leaking underground fuel tank (LUFT) was previously located underneath the residential building at 233 Maple Street. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A. The Phase I determines the potential for site contamination and level of exposure risk associated with the project.

A Phase I ESA was prepared for the proposed project.[15] The assessment determined that a Recognized Environmental Concern (REC) from a previously leaking underground storage tank (LUST) used for residential heating oil had contaminated the soil at 233 Maple Street. Removal of the LUST, remediation, and rectification through the DPH Local Oversight Program (LOP) was performed and completed in 2012.[16] Adjacent and neighboring properties or activities were determined to not impact the subject property and therefore are not RECs. As determined by DPH and stated in the Phase I, no further action was required in terms of soil remediation from the LUST. The project applicant submitted a Maher Application to DPH along with the Phase I ESA. DPH determined that there is no evidence that the soil and/or groundwater may contain hazardous substances and issued a Maher Ordinance Waiver for the project in accordance with Article 22A of the Health Code.[17]

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[15] John Carver Consulting, Environmental Consulting – Civil Engineering. *Phase I Environmental Site Assessment at 233 Maple Street, San Francisco, CA.* October 9, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[16] Rahjiv Bhatia, Director, Occupational and Environmental Health, Local Oversight Program, San Francisco City and County Department of Public Health. *Remedial Action Completion Certification, Underground Storage Tank (UST) Case, 233 Maple Street,*

Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

Naturally Occurring Asbestos

Results of subsurface investigation indicate that the site is underlain by weathered serpentine bedrock, which was encountered at 15 inches below ground surface (bgs).[18] The proposed project would involve construction throughout the project site, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[19] To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[20] and are enforced by the BAAQMD.

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be

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San Francisco, LOP Case Number: 11968. May 7, 2012. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[17] Richard Lee, Acting Director of Environmental Health, San Francisco Department of Public Health, *Waiver From San Francisco Health Code Article 22A (Maher Ordinance), 233 Maple Street, Block/Lot 0992/002, SMED No. 980*. December 24, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[18] Rollo and Ridley Geotechnical Engineers and Scientist. *Geotechnical Investigation for 233 Maple Street, San Francisco, CA. Presidio Hill School*. July 15, 2013. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0494E.

[19] California Air Resources Board. Accessed July 15, 2013.

[20] California , Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdfAir Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on September 11, 2013 to owners of properties within 300 feet of the project site and to adjacent occupants. The Planning Department received comments in response to the notice. Concerns raised include increased traffic congestion, construction-related traffic, inadequate off-street parking, noise (including construction noise), historical resources, and emergency response/access. Concerns and issues raised in the public comments on the environmental review are discussed in the corresponding topical sections of this Class 32 Categorical Exemption. No significant, adverse environmental impacts from issues of concern have been identified. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment.

EXEMPT STATUS:

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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Historic Resource Evaluation Response

Review Date:	January 2, 2014 (Part 1 and 2)
Case No.:	2013.00494E
Project Address:	233 Maple Street
Zoning:	RH-1 (Residential, House, Single-Family) Zoning District; 40-X Height and Bulk District
Block/Lot:	0992/002
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 I shelley.caltagirone@sfgov.org
MEA Planner:	Craig Jung, Environmental Planner (415) 575-9127 I craig.jung@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on Maple Street between Clay and Washington streets on an odd-shaped lot. The property is located in an RH-1 Zoning District in the Presidio Heights neighborhood. The nearest commercial corridor is to the southeast at Sacramento Street and Spruce Street. The Presidio is located two blocks to the north.

233 Maple Street was constructed in the Georgian Revival style by the architectural firm of Sutton & Weeks in 1904. The 2.5-story-over-basement single-family residence is clad in brick with brick quoins at either corner. A wood cornice with dentils projects from the hipped roof. Above, dormers are located at the center of each façade with hipped roofs. The primary entrance is located on the south face with a brick stairway leading from Maple Street, with elevated brick planters at either side. The garage is located at the center of the street-facing (east) façade, set back from the planters.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1904). The subject property is not included in *Here Today: San Francisco's Architectural Heritage* or the 1976 Planning Department Architectural Survey.

Neighborhood Context

The buildings on the subject block were constructed between 1900 and the late 1920s, representing a variety of styles including the First Bay Tradition and numerous period revival styles. The Presidio Hill School abuts the rear yard of the subject property.

Wide-spread development in the western part of the city began in the late 19th century with the construction of rail and streetcar lines. The area was largely built out by the late 1920s when the increasing use of the automobile improved accessibility from the downtown area. The immediate vicinity of the subject property, along Maple and Washington streets, saw later waves of development in the 1950s and 70s.

The Presidio Heights neighborhood, bounded broadly by Arguello Boulevard to the west, California Street to the south, Presidio Avenue to the east, and the Presidio to the north, contains a cohesive collection of high-style, architect-designed residences, with a total of 72 identified individually significant building and two National Register-listed properties in the 34-block area. The development period for much of the architecturally significant property in the neighborhood is pre-1900 to 1914. While this area has not been formally surveyed, portions of the Presidio Heights neighborhood likely qualify for listing on the California Register as an eligible historic district due to the high concentration of high-style, architect-designed buildings with good integrity and strong continuity in style, type, and massing built primarily during the early 20th century. District boundaries are roughly the east side of Arguello Boulevard to the west, the north side of Jackson Street to the north, the west side of Presidio Avenue to the east, and the south side of Clay Street to the south. The district's period of significance is approximately late 1890s to the 1920s.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	☐ Yes ☒ No	Criterion 1 - Event:	☐ Yes ☒ No
Criterion 2 - Persons:	☐ Yes ☒ No	Criterion 2 - Persons:	☐ Yes ☒ No
Criterion 3 - Architecture:	☒ Yes ☐ No	Criterion 3 - Architecture:	☒ Yes ☐ No
Criterion 4 - Info. Potential:	☐ Yes ☒ No	Criterion 4 - Info. Potential:	☐ Yes ☒ No
Period of Significance: 1904		Period of Significance: 1890s-1920s ☒ Contributor ☐ Non-Contributor	

Based on the information provided in the Historic Resource Evaluation and additional research conducted by Planning Department staff, the Department finds that the subject property appears to be eligible for inclusion on the California Register as both an individual resource and a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed in 1904 during the major period of development for the area. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the Nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research into the history of the owners and occupants of the subject property was conducted online at *Ancestry.com* and through historical directories, census records, and newspapers, including the *San Francisco Call* and the *San Francisco Chronicle.* The first owner of the subject property, Lewis I. Cowgill, was the vice president of the Merchant's National Bank and the Scandinavian Savings Bank, although no research has revealed that he was a significant figure in the history of the City, the State, or the nation. Similarly, none of the later owners of the property appear to be significant historical figures. Therefore, the building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
233 Maple Street was designed by the architectural firm of Sutton & Weeks (1902 – 1913), led by senior partner Albert Sutton and junior partner Charles Peters Weeks, in the Georgian Revival style. The firm primarily constructed large apartment buildings and warehouses in San Francisco. The building embodies the distinctive characteristics of the Georgian Revival style, including rectangular massing, symmetrical facades, hipped roof, dormers, and classical ornamentation.

The San Francisco-based architectural firm of Sutton & Weeks was active from 1902 to 1913, when partner Sutton relocated to Portland, Oregon. Sutton & Weeks' contributed numerous significant buildings after the 1906 earthquake. Following Sutton's departure, Weeks hired engineer William Peyton Day as a partner, establishing the firm of Weeks & Day. The firm designed numerous San Francisco landmarks including the Don Lee Building at 1000 Van Ness (1920), the Huntington Hotel at 1075 California Street (1924), the Mark Hopkins Hotel at 999 California Street (1926), and the Sir Francis Drake Hotel (1927). Following Weeks' death in 1928 he was heralded "one of California's best-known architect" by the San Francisco Examiner. Therefore Sutton & Weeks, and more so, Charles Peter Weeks appear to be master architects. Therefore, 233 Maple Street is determined to be an individually eligible property as both the work of a master architect and as a successful example of the Georgian Revival style.

The Presidio Heights neighborhood consists primarily of large single-family residences with a few apartment buildings located mostly on the south side of the neighborhood along California, Sacramento and Clay streets. The neighborhood contains many houses designed by prominent architects of the early 20th century, including Ernest Coxhead, Albert Farr, Julia Morgan, Bernard Maybeck, and Willis Polk. Architectural Resources Group (ARG) performed a district analysis of the surrounding blocks, bounded by Jackson Street to the north, Spruce Street to the east, Sacramento Street to the south, and Arguello Street to the west. The analysis found that lot sizes become wider to the north and most residences are large, single-family detached homes with landscaping and larger setbacks. While a vast majority of the properties were constructed between the 1890s through the 1920s, remaining empty lots were in-filled between the early 1950s and 1970s in addition to a few contemporary additions. The most distracting of additions throughout the neighborhood are so-called "snout" garages, contemporary additions that project from the primary façade of historic buildings, creating a terrace above. Three properties within the study area are listed in the California Historic Resources Information System (CHRIS), none of which are located on Maple Street. One nearby property, the Koshland House at 3800 Washington, is listed on the National Register as well as an Article 10 local landmark (No. 95); additionally, seven properties are listed on the Here Today survey and forty-eight properties are listed on the 1976 Architectural survey.

Generally, blocks in the surrounding area contain a significant number of historic resources with a high concentration located near the Presidio. While this area has not been formally surveyed, portions of the Presidio Heights neighborhood likely qualify for listing on the California Register as an eligible historic district due to the high concentration of high-style, architect-designed buildings with good integrity and strong continuity in style, type, and massing built primarily during the early 20th century. District boundaries are roughly the east side of Arguello Blvd to the west, the north side of Jackson Street to the north, the west side of Presidio Avenue to the east, and the south side of Clay Street to the south. The district's period of significance is approximately late 1890s to the 1920s. The subject property was constructed during this period of significance and would contribute to the historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property has undergone minor alterations, most notably an alteration at the rear (west), although the overall integrity of the building remains intact. 233 Maple Street retains a high degree of its integrity and continues to convey both its individual significance and contributory statues.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject property include:

- Rectangular massing
- Brick cladding and quoining at the flanks
- Projecting cornice with modillions, architrave and frieze
- Windows – double-hung wood sash
- Hipped roof
- Dormers at each façade with hipped roofs
- Two- story portico with brick piers and Tuscan pilasters
- Palladian window in attic dormer

The character-defining features of the historic district include:

- Strong expression of Revival or First Bay Tradition styles
- High artistic value, craftsmanship, design, and materials

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 1-16-2014
Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: October 30, 2013

Project Description

The proposal is to renovate the existing single-family residence at 233 Maple Street for educational institution use (primary and middle school). 233 Maple Street is an existing approximately 7,750 square foot, three-story above basement and garage residence. The project will entail minor maintenance and repair of the exterior of the building, a rear staircase addition for an emergency exit, and a two-story addition to the rear (675 SF) for a staff lounge and student break space. The new two-story addition will project to the northern property line at the first story. An ADA-compliant elevator will be installed at the north side of the rear of the building.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) and that it will not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards. The Department's analysis was guided by the Historic Resource Evaluation written by Architectural Resource Group on November 19, 2013.

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed change of use from a single-family residence to an educational institution will minimally impact the character-defining features of the subject building, although it will require significant alterations to the north and west facades; both are secondary elevations. The building's spatial relationship to the neighborhood will not be altered.

The building features two primary facades: the east, facing Maple Street and the south, which acts as the primary architectural façade because of the entry porch and higher level of Georgian Revival style ornamentation. These facades will retain their distinctive materials, features, and spatial relationships.

The proposed rear addition will not cause a significant change in the building's distinctive materials, features, spaces, and spatial relationships as it will occur on a secondary space and obscure a limited amount of the character-defining features. A prior addition with an unknown date of construction is presently located at the northwest corner of the building, where the new first-story addition is slated to be constructed. Therefore no historic fabric will be impacted by the addition. The construction of the second-story addition and exit stair will require the demolition of a portion of the brick veneer and quoins, the architrave at the eave, one window, and the semi-octagonal dormer at the rear (west) façade. The proposal includes the reconstruction of a new rectangular dormer with three double-hung wood sash windows and an exit door to the north end. The elevator shaft at the north façade would require the removal of an existing two-story projection, architrave, frieze, and a portion of the northern dormer. The project, therefore, will only impact a minimal amount of historic fabric and complies with Standard 1.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

As described above, the proposed project will remove distinctive features and spaces at the north and west facades. However, the historic character of the building will be retained and preserved at the primary facades. No distinctive materials, architectural elements, or spaces that characterize the property at these elevations (south and west) will be removed. The project complies with Standard 2.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not are not a part of the proposed project. All contemporary alterations and additions are clearly constructed of new materials. The project complies with Standard 3.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The existing rear addition was constructed at an unknown date and does not appear to be of historic significance in its own right and is therefore not subject to Standard 4.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would result in the loss of distinctive features at the secondary facades including: brick veneers, brick quoins, wood architrave, frieze and modillions, and a portion of the northern dormer. These feature will be preserved at the south and east (primary) facades as well as at sections of the north and west facades. Therefore, the materials, features and finishes will continue to be represented by the building at the publicly visible portions of the building. The project complies with Standard 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed scope of work does not involve preservation of deteriorated historic features and is therefore not subject to Standard 6.

Standard 7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The proposed scope of work does not involve chemical or physical treatments and is therefore not subject to Standard 7. If it is later determined that treatments are necessary they will be evaluated by a preservation professional or city staff to ensure that they meet *The Secretary of Interior's Standards*.

Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed scope of work does not involve soil disturbance and is therefore not subject to Standard 8.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves a two-story addition at the northwest (rear) corner of the subject building, a three-story exit stair at the west elevation, and a three-story elevator shaft at the north façade. As previously discussed, the new additions will result in the loss of some character-defining features at the rear portions of the building not visible from the public right-of-way. They will not, however, result in the loss of the materials, features, and relationships that characterize the property, as they would take place at secondary elevations. Furthermore, the new additions will be clearly defined as contemporary in their material and scale while not detracting from the historic character of the existing structure.

The proposed elevator tower would extend beyond the existing ridgeline of the roof, although, according to photographic simulations provided by Kerman/Morris Architects (October 30, 2013), the new construction would only be visible from Maple Street immediately across the street from the subject property. The shaft has been set back to the rear of the property and will be clad in horizontal wood siding to differentiate it from the historic structure. These materials will be simple, minimal and not compete with the brick cladding of 233 Maple Street.

To the rear (west) of the building, the new fenestration of the two-story addition will employ double-hung wood sash windows that do not mimic or dominate over the existing fenestration while maintaining a sympathetic scale and organization. The project complies with Standard 9.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed two-story addition, exit stair, and elevator shaft were to be removed the northwest corner of the subject building would be impaired. The east and south (primary) facades would remain in their existing condition, as would the most visible portion of the north wall. Therefore the removal of the proposed construction would not impair the integrity of the historic property. The project complies with Standard 10.

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Ta Date: 1-16-204

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

I:\Cases\2013\2013.0494 -233 Maple Street

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 1001 Chestnut St

BLOCK/LOT(S): 0069/020

CASE NO.: 2013.0809E

PERMIT NO.:

PLANS DATED:

☑ Addition/ Alteration (detailed below)   ☐ Demolition (requires HRER if over 50 years old)   ☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

work on previously developed portion the lot

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JP 06/18/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ Category A: Known Historical Resource GO TO STEP 5 Per HRER Memo dated 7/14/14

☐ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: GO TO STEP 5

☐ Project does not conform to the scopes of work: GO TO STEP 5

☐ Project involves 4 or more work descriptions: GO TO STEP 5

☐ Project involves less than 4 work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. Interior alterations to publicly-accessible spaces.

_____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

✓ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See HRER Memo dated 7/14/14

* _____ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: _____

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SC
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _____

☑ No Further Environmental Review Required. Project is categorically exempt under CEQA.

_____
Planner's Signature

Date 7/14/14

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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CA 94103-2479

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Information:
415.558.6377

Date Reviewed:	July 14, 2014
Case No.:	**2013.0809E**
Project Address:	**1001 Chestnut Street**
Zoning:	RH-3 (Residential, House, Three-Family) Zoning District; 40-X Height and Bulk District
Block/Lot:	0069/020
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 shelley.caltagirone@sfgov.org

PART II: PROJECT EVALUATION

Proposed Project: ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: February 10, 2014

Project Description

The proposal is to reconstruct the existing detached double garage on Hyde Street at the southeast corner of the property and add a 2-story dwelling unit above; to construct a 2-story addition at the west side of the primary residence, expanding the existing non-historic 2-story addition; and, to reconstruct the failed retaining wall along Chestnut Street and realign the service stairway from the street to the rear yard. The project would add one dwelling unit and approximately 1,689 square feet of floor area to the property.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with most aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) and that it would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property would continue to be used as a single-family residence and would be renovated for contemporary living in a manner that preserves its distinctive characteristics.

Standard 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the building would be mostly retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The detached character of the primary residence would be retained while the auxiliary building is expanded. The new residential building at the southeast corner of the lot would fit into the surrounding architectural context and would not significantly alter the densely built character of the historic property's setting. The garage structure that would be altered is not a contributing feature of the site. The proposed 2-story addition at the west side of the historic building would somewhat alter the building's scale and proportions; however, the new construction would be sufficiently distinguished from the historic building so as to be recognized as a contemporary change to the property. The rear yard space that would be reduced in size is not a character-defining space of the property. Lastly, the reconstructed retaining wall, stair, and fencing would retain the character of the historic building's landscaped setting and relationship to the surrounding topography.

Standard 3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

All contemporary alterations and additions would be constructed of new, yet compatible, materials. The proposed new residence would largely mimic the forms of the historic building in terms of roof shape, rounded bay, and window type; however, it would be differentiated by incorporating more overall glazing, simplified ornamentation, and shingle cladding instead of stucco cladding. Likewise, the proposed 2-story addition at the west side of the historic building would be differentiated by its increased glazing and simplified ornamentation. The proposed retaining wall and stairs would be constructed of modern concrete and would incorporate modern fencing and railings.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would not result in the loss of distinctive features. The proposed side addition would require removal of several utilitarian windows and doors on the side, non-visible elevation.

Standard 6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project would replace the failed retaining wall and fencing above. The historic retaining wall has no distinctive features. The new wall and fence would match the overall height and scale of the existing while incorporating more setbacks and planters that softened the wall's appearance and maintain a well-planted setting for the historic building.

Standard 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Most aspects of the proposed project would comply with this Standard. The proposed conversion of the non-historic garage structure into a residence would not destroy historic materials and would respect the setting of the historic residence. The new building would be compatible in terms of its form, yet distinguished by the liberal use of glazing, the minimized ornamentation, and the shingle cladding. While the building would continue to read as part of the original development site, the design would be easily identified as a later alteration of the site.

The proposed 2-story addition at the west side of the building would not destroy historic materials or features of the historic property, but its placement and massing would somewhat change the overall character of the historic building. The primary façade along Chestnut Street would appear elongated by the addition and would crowd the distinctive rounded bay at the northwest corner of the house. Otherwise, the height of the addition is appropriate as it would not extend above the historic cornice line, and the cladding and fenestration are in keeping with the character of the historic building. The addition would be detailed with minimized ornamentation that references the historic details of the residence.

The proposed retaining wall and stairs would be constructed of modern concrete and would incorporate modern fencing and railings. The work would retain the character of the historic building's landscaped setting and relationship to the surrounding topography. Lastly, the new wall and fence would match the overall height and scale of the existing while incorporating more setbacks and planters that softened the wall's appearance and maintain a well-planted setting for the historic building.

Standard 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed additions were to be removed, then the subject building would require repair, but this removal would not impair the integrity of the historic property.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7·29·2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission S
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date Reviewed: March 21, 2014
Case No.: **2013.0809E**
Project Address: **1001 Chestnut Street**
Zoning: RH-3 (Residential, House, Three-Family) Zoning District; 40-X Height and Bulk District
Block/Lot: 0069/020
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the southwest corner of Chestnut and Hyde streets in the Russian Hill neighborhood. The property is located in an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. 1001 Chestnut Street is a single-family, two-story-over-basement, wood-frame, Classical Revival-style residence designed by T. Paterson Ross and constructed in 1903-04. The property also contains a one-story, vernacular garage constructed ca. 1917 at the southeast corner of the lot. The lot was originally two lots. Please refer to the Historic Resource Evaluation report prepared by VerPlanck Historic Preservation Consulting, June 2013, for a full property historic context and architectural description.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. It is listed in the Planning Department's 1976 Architectural Quality Survey with a rating of "2". The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its listing on the 1976 survey and its age (constructed 1904).

Neighborhood Context

The subject parcel is located in the Russian Hill neighborhood. The immediate block is characterized by an eclectic mixture of residential property types, ranging from large, single-family dwellings from the late 19th century to towering, mid-century apartment buildings. Most properties pre-date the 1906 Earthquake and Fire and most are single-family properties. The 1906 fire stopped one block south of the subject block. Most of the buildings on the south side of Chestnut on this block are designed in the Mediterranean style, while the north side of the block contains more mid-century design.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1904	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation (HRE) report prepared by VerPlanck Historic Preservation Consulting, dated June 2013, the Department finds that the subject property appears to be eligible for inclusion on the California Register as an individual resource. The property does not appear to be located within a California Register-eligible historic district as the development of the immediate block is not cohesive in terms of style or period. The Planning Department concurs fully with the analysis presented in HRE report and has briefly summarized the historical significance arguments below.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
There is no information provided in the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building is not associated with the early development of Russian Hill or the context of post-quake reconstruction.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
There is no information provided in the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important in our local, regional, or national history. While Fritz Habenicht was a prominent merchant and businessman, he does not seem to have made any important contributions to history. The same is true for all later owners and occupants.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The building at 1001 Chestnut Street appears eligible under Criterion 3 as a very well-preserved example of the Classical Revival style, and also as a rare surviving pre-1906 mansion of Russian Hill. The house embodies the distinctive characteristics of a type and period. Please see the HRE report for a fuller analysis of the property's significance.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks		**Setting:**	☐ Retains	☒ Lacks
Association:	☒ Retains	☐ Lacks		**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks		**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks				

The building has undergone few significant alterations and retains a high overall level of integrity. A one-story garage was added to the site in 1917 and a solarium was added in 1993. Neither feature has gained historical significance unto itself. The surrounding lots have been developed significantly since the building's construction in 1904; therefore, the site does not retain integrity of setting. Please see the HRE report for further discussion of the property's integrity.

Step C: Character Defining Features
If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features are:

- rectangular massing
- all features of the street-facing facades
- hipped roof with segmental-arch dormers

CEQA Historic Resource Determination

☒ Historical Resource Present

☒ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

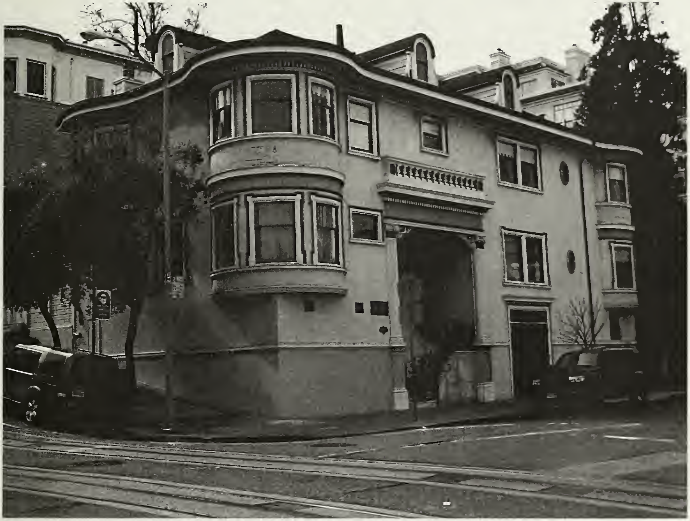
☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Ta Date: 3-31-2014
Tina Tam, *Senior Preservation Planner*

SUPPLEMENTAL INFORMATION FORM REPORT

1001 Chestnut Street
San Francisco, California



March 29, 2013

Prepared by

VerPlanck
HISTORIC PRESERVATION CONSULTING

San Francisco, California

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEP
JUL 17 2014
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
461 27th St		6591/033	
Case No.	Permit No.	Plans Dated	
2013.1590E		5/25/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Raise (e) cottage 18" max., add single garage door & curb cut, construct new dormers on the gable roof, and construct a new 2-story over basement horizontal addition at the rear with a raised rear terrace and roof deck.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☑	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☑	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☑	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☑	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☑	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☑	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status to** Category (*Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: May 2, 2014 *(attach HRER)* b. Other *(specify)*: Subject property found to be contributing to a district as part of HRER Pt. I staff evaluation.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Original design proposal revised to meet Secretary of the Interior's Standards for Rehabilitation.

Preservation Planner Signature: Eiliesh Tuffy

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Date	May 2, 2014
Case No.:	**2013.1590E**
Project Address:	**461 27th Street**
Zoning:	RH-2 (Residential, House, Two-Family) Zoning District 40-X Height and Bulk District
Block/Lot:	6591/033
Staff Contact:	Eiliesh Tuffy, Preservation Planner (415) 575-9191 eiliesh.tuffy@sfgov.org
Date Reviewed:	April 18, 2014 (Part 1)

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the south side of 27th Street between Noe and Sanchez Streets in the Noe Valley neighborhood. The site is within an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject property is a Queen Anne vernacular style worker cottage that was constructed in 1905 by real estate developer Bernard Shapiro and his partner J.H. Stein, with Charles Monson acting as general contractor.

The building is a 1-1/2-story-over-basement, wood-frame, gable-roofed single-family residence clad in a combination of horizontal wood siding and patterned wood shingles. Trim work around the door and windows is simple flat-stock trim. The building has an asymmetrical façade with a wide, angled window bay that engages the gable end of the upper story. The window bay is offset by a shallow recessed entrance porch on the northernmost edge of the façade. The wood porch deck is close to grade level with the pedestrian sidewalk and is approached by a short run of two steps. The gabled roof is clad in asphalt shingles.

The subject property is one in a series of 9 modest workers cottages lining the south side of 27th Street in this location, three of which were developed by the same project team in 1905. All three aforementioned cottages remain in their original locations, with 461 27th Street exhibiting the highest level of original building integrity of the three. Historic maps and permit records reveal the building footprint has been unchanged since 1905 and no visible exterior alterations have occurred over the last century. Please refer to the Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC for a full physical description and permit history.

Pre-Existing Historic Rating / Survey

The subject property has not been identified in any previous surveys. It is not listed on any other local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1905).

Neighborhood Context and Description

The Noe Valley neighborhood is located in the center of San Francisco, on land between two of the city's prominent hills: Twin Peaks to the west and Bernal Heights to the east. From the time of its incorporation into the city limits in 1856 through the 1870s, the area was predominantly farmland and considered a suburb of the city. Low-density commercial corridors, such as Church Street to the east of the subject property, formed along the routes of streetcar lines to support the growing residential population. Housing stock in Noe Valley was primarily constructed between the late-1870s through 1915, with a wave of development sparked by the completion of the Castro Cable Car line in 1888. By 1900, the area had transitioned from a relatively sparsely populated neighborhood to a mature working-class suburb, with blocks of cottages throughout the neighborhood. Noe Valley's residential structures often bear the restraint and moderation in detailing indicative of vernacular architecture. The boundaries of the neighborhood are generally 21st Street to the north, 30th Street to the south, Grandview Avenue and Diamond Heights to the west, and Dolores Street to the east. The predominant architecture in Noe Valley is Queen Anne, Italianate and Stick/Eastlake styles dating from the 1890s—1915 with a handful of earlier Gothic Revival and Italianate settlement cottages dating to the 1880s.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ca.1890-1913 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form prepared by Tim Kelley Consulting, staff finds that the subject building appears eligible for inclusion on the California Register as a contributor to a historic district under Criterion 3 (Architecture). The district is located on the south side of 27th Street and is bounded by Noe Street to the west and Sanchez Street to the east.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The subject property is not specifically associated with any historically significant events either directly linked to the building or to the immediate group of buildings. Although the neighborhood is indirectly related to the expansion of transit lines which facilitated more widespread residential development, and the push to build in areas beyond the fire line following the 1906 earthquake, the subject property does not bear any direct relationship to either of these events in San Francisco development history. This block does not appear to be directly associated with any other historic events significant to the Noe Valley neighborhood. Therefore, the building is not eligible for inclusion on the California Register individually or as a contributor to an eligible historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research does not indicate that any of the owners or occupants associated with the subject property were historically important in our local, regional or national past. The consultant's report recognizes that the general contractor, Charles Monson, gained importance due to his later association with the company formed by him and his brother rather than the construction of the subject property. However it must be acknowledged that the early works of a craftsman are part of their overall portfolio of work and provide insight to their progression of skill and execution. That is true for the three examples of Charles Monson's work on this block, which are the ca. 1905 cottages located at 461, 465, and 481 27th Street. Shortly after completing the 27th Street cottages, Charles formed a general contracting company with his brother, Olaf, in 1907 which continued to operate for nearly 50 years before it closed in 1956. As early as 1913, the brothers were hired to complete municipal contract work, including the 1913 design for the Mission (now Dolores) Park convenience station. Following the completion of San Francisco's City Hall in 1915, the Monson Brothers were profiled in *The Architect & Engineer of California and the Pacific Coast* for their general oversight and finish carpentry work on the project. While the contractor for the subject property is noteworthy, Charles Monson's significance as a craftsman is better associated with later works carried out in collaboration with his brother. Therefore, the subject property does not appear to be eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
Historic documentation provided as part of this review shows the block of 27th Street bounded by Noe and Sanchez streets contains buildings constructed almost entirely between 1890 and 1913. As such, these buildings represent the original development period for the Noe Valley neighborhood, which was 75% built out by 1915.

The builder of the subject property, Charles Monson, partnered with developers Schapiro & Stein to complete 3 out of the 9 existing Queen Anne cottages which make up an architecturally intact row on the south side of the block, spanning 425-489 27th Street. Built primarily within a 2-year timeframe, from 1905-1907, this collection of worker cottages is a coherent grouping that helps illustrate the more vernacular application of Queen Anne style that was utilized for housing in the Noe Valley neighborhood during the early 20th century. In contrast, the grouping of four residential structures to the east of the cottages (417-423 27th Street) was constructed in the 1890s and illustrates the earlier Victorian Stick Style of architecture which was adopted toward the latter half of the 19th century. Collectively, this streetscape illustrates two distinct stylistic changes within a brief 20-year timeframe which straddle the occurrence of the 1906 earthquake and fire. Unlike most areas of the developed city at that time located further north, this section of town was beyond the fire line. Because of its location, this block is a remarkably intact block of pre- and immediately post-earthquake structures that did not suffer from wholesale destruction and rebuilding during the period of reconstruction.

While the subject property at 461 27th Street by itself does not appear eligible for listing under Criterion 3 as an individual resource, it does appear to be located among an architecturally significant group of buildings on the block between Noe and Sanchez streets. The surviving vernacular style buildings together create a cohesive streetscape of Stick- and Queen Anne-style residences. The homes also range between 1-1/2 to 2 stories, whereas the later infill residences were a full 2 to 3 stories in height. Visual inspection of the block shows these two distinct architectural styles on the south side of 27th Street to be self-evident even to the untrained eye, due to their retention of original massing, form and architectural detail. For these reasons, the Department finds that the described area is eligible for listing on the California Register for embodying the distinctive architectural characteristics of residential building design from pre-1906 earthquake development through the early years of reconstruction in the Noe Valley neighborhood.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The subject project is not eligible for listing under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property is one in a series of 9 Queen Anne workers cottages on the same block that retain a high level of architectural integrity. The cottage at 461 27th Street, as evidenced by historic maps and permit research, retains its original footprint in the same location it was originally constructed and exhibits virtually 100% of its integrity from the original 1905 construction date. Despite the later addition of ground-level garages within the district, the grouping of 9 cottages, the four Stick Style residences on the south side of the block all retain their original massing and composition as viewed from the public way.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject building are the following:

- asymmetrical massing
- side spacing along the east property line
- gable-front roof form with a single, east-facing dormer
- engaged, angled bay window
- recessed, shallow front porch entrance
- wood siding: fish-scale and horizontal lap siding
- wood-framed windows with ogee lugs
- wood paneled door with partial glazing
- ornamental wood brackets, porch column and porch railing

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-9-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

SAN FRANCISCO
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San Francisco,
CA 94103-2479

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Information:
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Historic Resource Evaluation Response

PART II ANALYSIS

Date	June 26, 2014
Case No.:	**2013.1590E**
Project Address:	**461 27th Street**
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	6591/033
Date of Review:	April 18, 2014 (Part I) June 24, 2014 (Part II)
Staff Contact:	Eiliesh Tuffy (Preservation Planner) (415) 575-9191 eiliesh.tuffy@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The housing surrounding the subject property along 27th Street is a contiguous row of Victorian era residences constructed within a 20 year timeframe at the turn of the 20th century. The grouping contains both Eastlake/Stick-style houses and Queen Anne-style cottages. The property under review is one in a series of 9 Queen Anne cottages lining the south side of 27th Street between Noe and Sanchez streets, three of which (461, 465 and 481 27th St.) were developed by the same project team in 1905. All three aforementioned cottages remain in their original locations, with 461 27th Street exhibiting the highest level of original architectural integrity of the three. Historic maps and permit records reveal the building footprint has been unchanged since 1905 and no visible exterior alterations have occurred over the last century. Please refer to the Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC for a full physical description and permit history. The subject property is not currently listed in any local, state or national historic register.

The subject building is located within the potential 27th and Noe St. Victorian Row Historic District, located on the south side of 27th Street and bounded by Noe Street to the west and Sanchez Street to the east.[1] The historic district appears to be eligible for listing in the California Register under Criterion 3 (Architecture) as a collection of structures that embodies the distinctive characteristics of a type and period of design, containing a high concentration of architecturally cohesive buildings that were constructed between 1890 and 1913, when Horner's Addition was transformed from sparsely populated agricultural land to the streetcar suburb now known as Noe Valley. This potential historic district has not been formally surveyed or evaluated. For the purposes of this HRER, the subject property at 461 27th

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[1] No formal survey was conducted and these boundaries are approximate based on Sanborn Fire Insurance Map research, Assessor Records and windshield survey.

Street was examined for its possible contribution to the potential historic district and no other buildings within the potential district boundary were evaluated in detail.

For the potential 27th and Noe St. Victorian Row Historic District, the character-defining features would include but are not limited to:

- Wood frame construction;
- Wood siding: horizontal board and shingles
- One-story over raised basement and One-and-a-half story height;
- Residential use;
- Single family or two dwelling units;
- Emphasis on verticality on Eastlake/Stick-style residences;
- Square bay windows on Eastlake/Stick-style residences;
- Walk-up entry with covered top landing on Eastlake/Stick-style residences;
- Ornamental trim work, brackets and roof finial on Eastlake/Stick-style residences;
- Horizontal emphasis on Queen Anne-style cottages;
- Angled bay windows on Queen Anne-style cottages;
- Low, covered front porch entries on Queen Anne cottages;
- Gable-front roof (some with patterned fish-scale shingles) on Queen Anne-style residences;
- Double-hung, wood-sash windows;

461 27th Street is therefore considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: May 25, 2014 by Ryan Knock Architecture.

Project Description

461 27th Street was constructed in 1905 and is a one-and-one-half-story over basement, single family, wood frame residence. The residence is designed in the Queen Anne architectural style and notable historic features include: wood sash windows, wood paneled door with glazing; wood horizontal lap siding; wood fish-scale shingles; a first-floor angled bay window; a 3-course band of square-shingles and a simple cornice between the first and second stories, a shallow front entry porch with an open, decorative wood railing and turned-wood corner post. There have been no known alterations to the property since its original construction in 1905.

The proposed project includes raising the existing building to accommodate a garage at the ground level, new dormers on the existing gable roof and a rear horizontal expansion within the allowed buildable area.

In detail, 461 27th Street would be altered as follows:

- Raising the existing cottage 18" above the existing foundation height
- Demolition of the existing rear bump-out structure and only the rear exterior wall of the cottage

- Enlarging the existing east dormer and adding a new west dormer of equal dimension on the original gable roof of the cottage
- Construction of a new horizontal addition that is 3-stories in height at the rear, down-sloping portion of the lot
- Construction of a roof deck on the new horizontal addition
- Restoration and rehabilitation of the historic cottage exterior
- Interior remodel

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of the historic district would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining exterior features and the resulting project would not materially impair the significance of the eligible historic district.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will include expansion of the cottage's top floor in the form of traditional roof dormers as well as retention and replacement-in-kind of original architectural details including wood trim, siding and windows. The proposed project maintains the character of the historic district, as defined by its character-defining features, which are composed of the following:

- Wood frame construction;
- Wood siding: horizontal board and shingles

- One-story over raised basement and One-and-a-half story height;
- Residential use;
- Single family or two dwelling units;
- Horizontal emphasis on Queen Anne-style cottages;
- Angled bay windows on Queen Anne-style cottages;
- Low, covered front porch entries on Queen Anne cottages;
- Gable-front roof (some with patterned fish-scale shingles) on Queen Anne-style residences;
- Double-hung, wood-sash windows;

The historic exterior features of the cottage will be retained or replaced in kind to match and the new dormers will match the setback of the existing east dormer. The removal of the existing bump-out structure, which is not publicly visible, will not alter the appearance of the historic building. The new roof deck will not be visible from the public right-of-way and will not alter the character or appearance of the historic resource. These changes will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves changes to the cottage that include the addition of a ground level garage at minimal dimensions and modified rooftop dormers in a traditional form. Overall, the publicly visible changes to the cottage will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project includes the retention of the property's character-defining features, including all features of the primary façade, the overall massing and proportion of the building such that its relationship to the historic district will be unchanged. Proposed changes such as the addition of a new dormer on the west slope of the roof and raising the building 18" will not alter the distinctive materials, features, finishes and craftsmanship that characterize the historic district.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will result in minimal change to the character-defining historic materials, features and spatial relationships that characterize the subject property within the historic district.

The new rooftop dormer is designed to match the existing compatible dormers in form, materials and detailing and the insertion of this element will not alter the character of the property. Raising the building 18" will minimally alter the historic cottage in the context of the district. The new rear addition to the property will be set back behind the rear wall of the original structure.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed horizontal addition will not alter the overall form and integrity of the historic cottage as it will be set back to the rear of the original building, beyond public view. If the rear addition was removed in the future, the essential form and integrity of the property and historic district would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

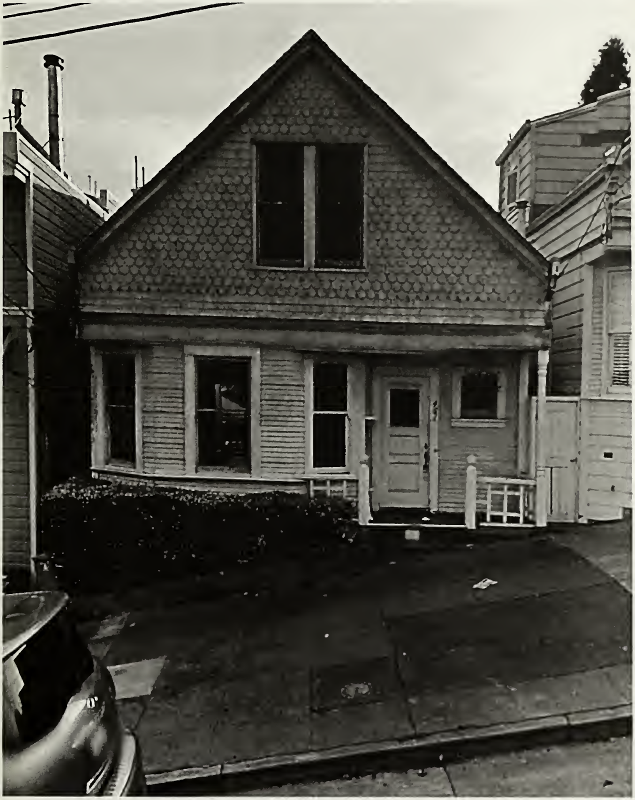
As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 7-11-2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

ET: G:\Documents\HRER\461 27th St\461 27th St HRER_Part II.doc



461 27th Street, San Francisco, CA 94131

(2014 photo, Google Maps, street view image)

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3818-3820 Cesar Chavez St.		6566/009	
Case No.	Permit No.	Plans Dated	
2014.1015E		8/3/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alteration to front facade including new windows, stucco, and trim.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Based upon permit history and the lack of historic integrity readily visible on the building facade, the building is not eligible for listing on the California Register as a historic resource.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam Digitally signed by tina tam [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Tina Tam	**Signature or Stamp:** tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2014.07.17 17:09:28 -07'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.1847E**
Project Title:	**3052 Pacific Avenue**
Zoning:	RH-1(D) - Residential-House, One Family-Detached 40-X
Block/Lot:	0964/007, 009
Lot Size:	11,268 square feet
Project Sponsor:	Geddes Ulinskas, Geddes Ulinskas Architects, (415) 904-0483 gulinskas@ularch.com
Staff Contact:	Melinda Hue – (415) 575-9041 Melinda.Hue@sfgov.org

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PROJECT DESCRIPTION:

The subject property is located on the north side of Pacific Avenue, between Lyon Street and Baker Street, with additional frontage along Broadway Street, in the Presidio Heights neighborhood. The project site includes an existing 9,637 square-foot single-family home (built in 1924) with a 522 square-foot detached garage (built in 1957). The proposed project would involve: 1) the removal of a balconette on the west façade of the building, stairs connecting the lower courtyard to the upper courtyard, and an outdoor spa

(Continued on Next Page)

EXEMPT STATUS:

Categorical Exemption, Class 3 (California Environmental Quality Act (CEQA) Guidelines Section 15303(e))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

July 23, 2014
Date

cc: Geddes Ulinskas, Project Sponsor
Laura Ajello, Current Planner
Alexandra Kirby, Preservation Planner

Historic Preservation Distribution List
Supervisor Mark Farrell, District 2 (via Clerk of the Board)
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

in the upper courtyard, all located at the west side of the property; 2) the construction of a new 1,251 square-foot, approximately 13-foot tall structure that would include a "lap" swimming pool, spa and lounge area on a portion of the existing upper courtyard at the west side of the property; and 3) the construction of new stairs connecting the existing lower and upper courtyards. The proposed project would involve excavation of approximately 118 cubic yards of soil up to approximately 10 feet in depth to accommodate the "lap" swimming pool.

Project Approvals

The proposed project would be subject to notification under Section 311 of the Planning Code and would require the issuance of a building permit by the Department of Building Inspection (DBI).

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Geology and Soils

The Planning Department's records show that the property is not located in a liquefaction hazard zone or a landslide hazard zone; however, the northern portion of the site has a slope of more than 20 percent. A geotechnical investigation was conducted for the property at 3052 Pacific Avenue and noted that the southern portion of the project site is relatively level and then slopes/steps downward approximately 20 feet to Broadway Street. The proposed project would be constructed on a portion of the upper courtyard which is relatively level.[1] The Geotechnical Report and associated memorandums (Geotechnical Report) included recommendations concerning site preparation, excavation, clearance of site obstructions (such as old foundations and debris), foundation considerations for both the new structure and existing building, and design of retaining walls.

The Geotechnical Report concluded that the project site is suitable for the proposed construction from a soil and foundation engineering standpoint, provided that recommended engineering features are incorporated into the project design. A geotechnical engineer reviewed the structural drawings of the proposed project and concluded that the proposed project design has incorporated the recommendations in the Geotechnical Report.[2]

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[1] Harold Lewis & Associates Geotechnical Consultants, *Foundation Investigation Proposed Addition to and Remodeling of 3052 Pacific Avenue San Francisco California,* August 2006. Treadwell & Rollo, Memorandums dated October 25, 2006, May 16, 2007, and November 20, 2007. These documents are on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.1847E.

[2] Rollo & Ridley, Inc., *Review of the Structural Drawings, Pool Improvements, 3052 Pacific Avenue, San Francisco, CA,* June 13, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.1847E.

The San Francisco Building Code ensures the safety of all new construction in the City, and includes standards to ensure that structures are designed to adequately resist seismic forces during earthquakes and reduce potential damage to structures and risk to life and safety. Compliance with seismic safety standards is enforced as part of DBI permit review process. Prior to issuing a building permit for the proposed project, DBI would review the Geotechnical Report, including decisions about appropriate foundation, structural and seismic design to ensure that the safety and stability of adjoining properties and the subject property are maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code. The project would not result in a significant impact related to seismic and geologic hazards.

Hazardous Materials

The proposed project would include the excavation of approximately 118 cubic yards of soil. The project is within the mapped San Francisco Health Code Article 22A (Maher) area, indicating that the project site may have the potential to contain hazardous materials in soil and/or groundwater. The San Francisco Department of Public Health evaluated the proposed project and determined that no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances and has granted a waiver from the requirements of the San Francisco Health Code Article 22A for the proposed project.[3] The proposed project would therefore not result in a significant impact to the public or the environment through the release of hazardous materials.

Historic Architectural Resources

The existing residence at 3052 Pacific Avenue was constructed in 1924 by master architect and owner Gustave Albert Lansburgh and is designed in the Spanish Colonial Revival architectural style. Through survey evaluation, 3052 Pacific Avenue was assigned a California Historical Resource Status Code of 3S, which means that it appears eligible for listing as an individual resource on the National Register of Historic Places. Additionally, the Planning Department determined in a 2007 Historic Resource Evaluation Response (HRER) Part I that the property, for the purposes of CEQA, is an individual historic resource under Criterion 2 (Persons) for its association with the architect Gustave Albert Lansburgh and Criterion 3 (Architecture) as an example of work by a master architect that embodies the distinctive characteristics of the Spanish Colonial Revival style as applied to residential architecture during that time period in San Francisco. [4] Its character-defining features include the following: two-story over basement height; asymmetrical L-shaped plan; rectangular massing; exposed courtyard; textured stucco cladding; shallow-hipped roof clad in red clay tile; two-over-three steel casement windows with arched fenestration; entrance arcade with expansive arches supported by square Corinthian columns; false balconettes; and sculptural niches.

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[3] San Francisco Department of Public Health. *Waiver from San Francisco Health Code Article 22A (Maher Ordinance) for 3052 Pacific,* May 23, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.1847E.

[4] San Francisco Planning Department. *Revised Historic Resource Evaluation Response Part I for 3052 Pacific Avenue,* July 10, 2007. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2006.1376E.

The Planning Department determined in a HRER Part II that 3052 Pacific Avenue is part of the California Register of Historical Resources-eligible Pacific Heights Historic District (Pacific Heights District).[5] The Pacific Heights District is exclusively residential and characterized by large, formal, detached dwellings typically two- to three-stories in height, and frequently incorporating front and side setbacks with associated garden and/or site walls. The period of significance for the Pacific Heights District is circa 1895 to 1930. This is reflected in the architecture of the building stock, which is characterized by, but not limited to, Colonial Revival design influences. The residence at 3052 Pacific Avenue reflects these character-defining features of the Pacific Heights District and is determined to be a contributor to a historic district eligible for listing in the California Register under Criterion 3 (Architecture).

The HRER Part II determined that the proposed project overall is consistent with the Secretary of the Interior Standards for Rehabilitation. With the proposed project, all aspects of the historic character of the historic building would be retained and preserved. No other character-defining materials or architectural elements that characterize the property would be impaired or removed except for a balconette located on the secondary west façade. However, this balconette feature would be preserved throughout the primary northern façade visible from Broadway Street. Therefore, since this character-defining feature would continue to be represented at the most publicly visible portion of the building, impacts on the historic resource would not be substantial. While the proposed new structure would occupy over half of the upper courtyard, a character-defining feature, the design of the new structure would provide a strong visual connection and a sense of openness within the courtyard, and would conform to the overall intent of the open courtyard design. The proposed new structure would be set back and subordinate to the historic building, thus impacts to the historic building and eligible historic district would be minimal. The historic building's spatial relationship to the neighborhood and surrounding district would not be substantially altered as the proposed project would respect the predominant detached character of the neighborhood through a large setback and a low scale design. The HRER Part II determined that the proposed project would not result in a significant adverse impact to the individual historic resource or to the California Register-eligible Pacific Heights Historic District. Therefore, proposed project would not result in a significant impact on historic resources.

EXEMPTION CLASS

CEQA State Guidelines Section 15303(e), or Class 3, provides an exemption from environmental review for accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. The proposed project would involve the construction of a new enclosed swimming pool. Therefore, the proposed project would be exempt from environmental review under Class 3.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] San Francisco Planning Department. *Historic Resource Evaluation Response Part II for 3052 Pacific Avenue,* June 23, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.1847E.

SAN FRANCISCO
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Historic Resource Evaluation Response

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Date June 23, 2014
Case No.: **2013.1847E**
Project Address: **3052 Pacific Avenue**
Zoning: RH-1(D) – Residential-House, One-Family-Detached
40-X Height and Bulk District
Block/Lot: 0964/007, 009
Date of Review: June 18, 2014 (Part II)
Staff Contact: Alexandra Kirby
(415) 575-9133
alexandra.kirby@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

3052 Pacific Avenue is located on Pacific Avenue between Baker and Lyon streets in the Pacific Heights neighborhood. The property is located on a rectangular through lot that measures 90 feet wide by 138 feet deep at the north side of the subject block (Lot 009), fronting on Broadway at the rear, within a RH-1 (D) (Residential - House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District. An additional portion of the property (Lot 007) extends to the south 132 feet to Pacific Avenue, with a width of 20 feet that provides a long driveway to the main portion of the subject property.

3052 Pacific Avenue was constructed in 1924 by master architect and owner Gustave Albert Lansburgh. The building is a two-story over basement, Spanish Colonial Revival-style residence constructed of a concrete frame with an L-shaped plan. The building is set to the north of the property, with a fully exposed basement level at the Broadway elevation. An open court features an arcaded entry porch that looks out to the central courtyard. The historic landscaping, previously a formal garden, was removed in 2010. While the integrity of the courtyard design has been compromised by the newly laid gravel, the spatial relationship of the open space is an integral element of the design of the property. All facades are clad in stucco made to appear to be plaster coating irregular stone masonry, and the shallow-hipped roof is clad in red Spanish clay tile.

The character-defining features of the subject property include the following:

- Two-story over basement height;
- Asymmetrical L-shaped plan;
- Rectangular massing;
- Exposed courtyard;
- Textured stucco cladding;
- Shallow-hipped roof clad in red clay tile;

- Two-over-three steel casement windows, arched fenestration;
- Entrance arcade with expansive arches supported by square Corinthian columns;
- False balconettes; and
- Sculptural niches.

3052 Pacific Avenue was assigned a California Historical Resource Status Code of 3S, meaning that it appears eligible for listing as an individual resource on the National Register through survey evaluation. Additionally, the property was found to be an individual historic resource under Criteria 2 (Persons) and 3 (Architecture) for the purposes of CEQA according to the Historic Resource Evaluation submitted by Page & Turnbull (October 20, 2006) and staff research, per the Historic Resource Evaluation Response, Part I, completed on July 10, 2007 (Case No. 2006.1376E).

The building also appears to be a part of an eligible historic district previously evaluated by Department staff in January of 2014.[1] Based on a neighborhood reconnaissance conducted by Department staff the eligible Pacific Heights Historic District is located at the western edge of the neighborhood in an area roughly bounded by Pacific, Lyon, Steiner and Green streets. It is exclusively residential and characterized by large, formal, detached dwellings, typically two- to three-stories in height, and frequently incorporating front and side setbacks with associated garden and/or site walls. Given the topography of the area, which slopes down steeply from south to north, most of the district contributors are located along the north side of their respective block faces, or along north-south streets where they command sweeping views of San Francisco Bay.

The period of significance for the district is circa 1895 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits a cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces one of the densest concentrations of residences designed by master architects in San Francisco.

The east-west boundaries of the district include all the properties along the north side of Vallejo Street between Lyon and Scott Street; all of the properties along the north side of Broadway Street between Lyon and Divisadero streets—as well as between Scott and Steiner streets; all of the properties along the north side of Pacific Avenue between Lyon and Steiner streets—excepting a small portion in the vicinity of Broderick Street—as well as properties along the south side of Pacific Avenue between Broderick and Scott streets; and properties along both sides of Green Street between Divisadero and Scott streets. North-south extensions of the district include Baker Street between Pacific Avenue and Broadway Street; Divisadero between Pacific Avenue and Green Street; Scott Street between Pacific Avenue and Green Street; and Pierce Street between Broadway and Green streets. It should be noted that this district wraps around—but does not include—the Normandie Terrace subdivision, which features a separate and distinct development history relative to the surrounding area.

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[1] San Francisco Planning Department, Historic Resource Evaluation Response for 2950 Vallejo Street (January 11, 2014): 10.

It is therefore determined that 3052 Pacific Avenue is individually eligible for listing in the California Register under Criteria 2 and 3, and also contributes to an eligible historic district eligible for listing in the California Register under Criterion 3.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: May 21, 2014, by Geddes Ulinskas Architects

Project Description

3052 Pacific Avenue is a two-story over basement, single-family, concrete-frame residence constructed in 1924 by architect master Gustave Albert Lansburgh. The residence is designed in the Spanish Colonial Revival architectural style. The proposal is to construct an approximately 1200 square-foot pool house structure approximately 13 feet in height within the exposed courtyard to the west of the residence, providing a 14′ separation from the subject building. The addition will entail an enclosed pool, spa, and lounge area accessed via three sets of glass folding walls composed of sliding panels that will open to the courtyard area. The roof form of the proposed structure will feature an angled transom above the door system and a low-pitched, metal paneled roof. The addition is proposed to be constructed at the northwestern corner of the property and will be visible from Broadway. The northern portion of the structure will cantilever approximately 10′-6″ beyond the existing retaining wall, elevated approximately ten feet above the below patio. The north wall of the cantilevered extension will be finished in steel panels with a patina to relate to the materials of the 2006 bay addition on the north face of the residence. A three-pane fixed window will be centered in the north façade of the addition. The cantilevered portion of the addition will feature a flat roof, concealing the gabled roof of the main portion of the building from public view.

The proposal involves the removal of a balconette on the second story of the north wing's west façade of the historic residence as well as the addition of a stairwell alongside the north wing to provide access to the patio below the cantilever.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is not fully consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*), although it will not cause a substantial adverse impact to the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards. The Department's analysis was guided by the Historic Resource Evaluation written by Page & Turnbull in October, 2006.

Standard 1.
A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing single-family residence. The building's spatial relationship to the neighborhood and surrounding district will not be significantly altered as the addition respects the predominant detached character of the neighborhood by providing an ample setback and low scale. Views of the building from the north, at Broadway, will be moderately impacted by the proposed addition, although it is setback from the western wall of the historic resource and differentiated by the use of materials and design form.

The most significant change that the project proposes is the partial infill of the open courtyard, a character-defining feature. The existing courtyard establishes an open space unique to the property and the windows along the historic building's formal primary (western) façade, which is not visible from the public right-of-way, look out onto the space. Thus, the proposed pool house would impact the spatial relationship and a character-defining feature of the resource. However, the eastern façade of the pool house will be composed of sliding glass panels that will provide open visual access across the courtyard. The structure will feature an off-set gable with a glass transom that suggests a historic greenhouse form while allowing more western light into the new space. The pool house is additionally set back 14' from the historic residence, maintaining roughly half of the exposed open space. Overall, the pool house design conforms to the intent of the courtyard and aims to minimize the overall impact to the resource by remaining subordinate to the historic residence.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

All aspects of the historic character of the historic building will be retained and preserved. No character-defining materials or architectural elements that characterize the property will be impaired or removed, save for a balconette located on the west facade. The addition of stairs to the northwest wing of the historic residence will not remove or conceal any character-defining features.

The alteration will change the building's spatial design, partially filling in a historic courtyard that was previously a formal garden, enclosed by the L-form of the residence. The spatial relationship of the individual resource will be altered due to the scale of the addition within the character-defining courtyard. However, because the addition provides a strong visual connection and sense of openness within the courtyard, the changes have been determined to not be a significant impact. The addition will not impact the historic character of the eligible historic district.

Therefore, the proposed project does not fully comply with Rehabilitation Standard 2, due to the change in the spatial relationship of the individual resource.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not are not a part of the proposed project. The proposed addition is constructed of new materials with contemporary finishes in a subordinate and contemporary design.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would result in the loss of a second story balconette, a listed distinctive feature, at the secondary western façade. This feature will be preserved throughout the primary northern façade visible from Broadway. Therefore, the feature will continue to be represented by the building at the most publicly visible portion of the building. The proposed addition would occupy over half of the central courtyard, a character-defining feature. Due to the open design of the pool house and subordinate massing, the impacts to the resource have been minimized. No other distinctive features or materials will be lost.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves the construction of an approximately 1200 square-foot (73′-3 ½″ by 17′) pool house structure approximately 13 feet in height within the exposed courtyard to the west of the residence. The project is entirely detached from the historic residence and will involve the removal of a single balconette on the west façade of the north wing to provide clearance for the roof of the addition, which will be set back 3′-2″ from the north wing of the residence. The spatial design of the building will be impacted by the addition of the pool house structure, which will occupy approximately half of the western courtyard of the building.

The design of the proposed addition will be clearly differentiated from the historic structure in massing and materials. The proposed pool house will be composed of an operable glass east façade facing the historic residence and maintaining the open nature of the courtyard space while the northern façade will be clad in steel panels with a patina that will relate to the 2007 bay addition at the eastern portion of the north façade with a three-pane, inoperable window in the center. A cantilevered mass will project 10′-6″ out over the north end of the property, over an existing patio. The massing of the pool house will be subordinate to the historic residence, set approximately at the level (13′) of the arched arcade along the primary (west) façade. Approximately half of the historic courtyard will be retained, providing an open space between the addition and the historic residence.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed addition were removed, there would be no significant impacts to the primary structure or the eligible historic district. The proposed addition is entirely detached from the resource; therefore the removal of the proposed alteration would not significantly impair the integrity of the historic property or district. The removal of the proposed addition would restore the open nature of the character-defining courtyard.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project on balance is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The proposed addition would alter the spatial relationship of the individual resource, however the proposal as modified will incorporate compatible materials and finishes, maintain a low roof form and be compatible with the historic resource and eligible historic district.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7-2-2014
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

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SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2014.0691E**
Project Title:	**367 Liberty Street**
Zoning:	RH-1 (Residential House, One-Family) District 40-X Height and Bulk District Dolores Heights Special Use District (35-Foot Height Limit)
Block/Lot:	3605/031
Lot Size:	2,848 square feet
Project Sponsor:	Jill Allen, John Lum Architecture (415) 558-9550 x20
Staff Contact:	Erik Jaszewski – (415) 575-6813 Erik.Jaszewski@sfgov.org

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PROJECT DESCRIPTION:

The project site is one lot located mid-block on Liberty Street between Sanchez and Church Streets in the Castro/Upper Market neighborhood. The subject lot slopes toward Liberty Street at a grade of approximately 35 percent. The existing two-unit, three-story-over-garage building encompasses 2,286 square feet and reaches 37 feet in height, as measured from the lot's average grade. Constructed in 1912, the building contains a one-car garage on the ground floor abutting the Liberty Street right-of-way. The rear portion of the site consists of a concrete patio, accessory cottage, and open space.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)).

GOVERNMENT
DOCUMENTS DEPT

JUL 31 2014

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones

Sarah B. Jones
Environmental Review Officer

July 24, 2014
Date

cc: Jill Allen, Project Sponsor
Gretchen Hilyard, Preservation Planner
Supervisor Scott Wiener, District 8 (via Clerk of the Board)

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The project sponsor proposes 3,197 total square feet of additions to the existing home, which includes 2,291 square feet of living space and 906 square feet of garage space to accommodate two additional cars. Rear horizontal expansion of the building would occur at the ground, first, second, and third floors. In order to accommodate the expanded ground, first, and second floors, excavation would occur into the site's 35 percent slope. The existing gabled roof would be replaced by a new fourth-floor living space and flat roof, thereby reducing the existing structure's height by two feet to 35 feet. The fourth floor would be set back in a stepped pattern to follow the lot's existing upward grade, thereby allowing for an attached deck to extend from the fourth-floor living space to the building's frontage. The project sponsor proposes interior alterations to reconfigure the existing units, and exterior alterations to modify the building's appearance and façade. The exterior alterations include: (1) replacing the existing entry steps, garage door, and front doors; (2) enlarging and reconfiguring windows and building projections; (3) replacing the existing wooden clapboard siding with modern materials; and (4) installing a new street tree, vegetative planters, and other various decorative and functional elements. The proposed additions would result in a 5,742-square-foot building with a three-car garage. The proposed structure would reach 35 feet in height.[1]

Project Approvals

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. The proposed project involves alteration of a building constructed in 1912, which is considered a Category B – potential historic resource by the Planning Department. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 367 Liberty Street is an historical resource as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. A report was prepared by a qualified consultant for the building at 367 Liberty Street to provide information to the San

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[1] Planning Code Section 102.12(c) establishes the measurement of height on an upward-sloping lot as the distance from the lot's average grade. A building's height is therefore the greatest distance between the roof and the line denoting average grade.

Francisco Planning Department, and to assist in the determination of the historic relevance of the property.[2]

The 367 Liberty Street site contains a three-story-over-raised-basement, wood frame, multiple-family residence constructed in 1912 in a Vernacular architectural tradition by Harry Ahnefeld, a Berkeley-based contractor. The property does not appear to be associated with any significant historical events. None of the owners or occupants have been identified as important to history. The building is an example of a common Vernacular residence that has undergone many alterations, and is thus not architecturally distinct. The project site is not located within the boundaries of any identified historic districts; furthermore, it is located on a block that exhibits a great variety of architectural styles, building ages, and subsequent building alterations. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

In light of the above, the subject property is neither eligible for listing in the California Register under any criteria, nor individually eligible as part of an historic district. Planning Department staff has thus determined the property at 637 Liberty Street is not an historical resource as defined by CEQA.[3] Therefore, the proposed project would not have a significant impact related to historic resources.

Geology. The project is located on a slope of approximately 35 percent. The project involves excavation to approximately 25 feet below ground surface (bgs) level to accommodate the proposed basement-, first-, and second-floor expansions. A Geotechnical Investigation Report was prepared by a registered professional geotechnical engineer to investigate subsurface soil conditions and determine the suitability of development on the site from a geotechnical standpoint.[4] The investigation involved a reconnaissance of the site and vicinity; sampling and logging one test boring to a maximum depth of 3.5 feet bgs; laboratory testing conducted on selected samples of the earth materials recovered from the borings; a review of published geotechnical and geologic data pertinent to the project area; and geotechnical interpretation and engineering analyses. Results of this investigation are summarized below.

The soil and bedrock conditions encountered generally consisted of very stiff, silty sandy clay overlying sandstone bedrock. Groundwater was not encountered in the borings.

The report noted that the primary geotechnical concerns are construction of improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes.

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[2] *Part I Historical Resource Evaluation, 367 Liberty Street.* Tim Kelley Consulting, LLC. January 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2014.0691E.

[3] *Preservation Team Review Form: 367 Liberty Street.* Gretchen Hilyard. May 28, 2014. A copy of this document is attached.

[4] *Report: Geotechnical Investigation Planned Improvements at 367 Liberty Street San Francisco, CA.* H. Allen Gruen, Geotechnical Engineer. Geotechnical Report January 5, 2014. This report is available for review as part of Case No. 2014.0691E.

The Geotechnical Investigation Report concluded that the site is suitable for the proposed development with incorporation of its recommendations which include but are not limited to: (1) areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter; (2) soft soil locations should be over-excavated and filled with engineered fill; (3) exposed soils to receive fill should be cut, scarified, and compacted; (4) on-site soil is sufficient for fill material; (5) fill should be compacted to at least 90 percent relative compaction; (6) temporary slopes will be necessary during excavations and should be constructed in conformance with OSHA standards; (7) finished cut and fill slopes should be constructed at an inclination not exceeding a 2:1 horizontal to vertical ratio; and (8) care should be taken to adequately support the adjacent improvements. The project sponsor has agreed to implement these measures.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the Geotechnical Investigation report to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction. Therefore, potential damage to structures from geologic hazards such as landslide hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class

State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for up to 10,000-square-foot additions to existing structures provided that (1) public services and facilities are available to allow for maximum development permissible in the General Plan; and (2) the area in which the project is located is not environmentally sensitive. Public services are available to support maximum development on the project site, and the site is not located in an environmentally sensitive area. The project involves an addition of approximately 3,197 square feet, which is below the 10,000-square-foot limit; therefore, the project qualifies for exemption from further CEQA review under Class 1.

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/28/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	367 Liberty Street	
Block/Lot:	Cross Streets:	
3605/031	Church and Sanchez Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0691E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/1/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated January 2014).

Proposed project: Horizontal and vertical additions, and 2 new parking spaces.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated January 2014) and information found in the Planning Department files, the subject property at 367 Liberty Street contains a 2-story-over-raised-basement; wood frame, multiple-family residence constructed in 1912 in a Vernacular architectural tradition by Harry Ahnefeld, a Berkeley-based contractor. Visible exterior alterations to the building include: conversion from one to two units (1940), construction of a garage at the front of the property and raising the building up 1 story (between 1914 and 1950), construction of the left side basement level entrance (ca. 1976), and removal of original rustic cladding and replacement with wood shingles, and window replacement at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Vernacular residence that has undergone many alterations. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Castro/Upper Market neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-5-2014

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission
Suite 400
San Francisco,
CA 94103-247

Reception:
415.558.637

Fax
415.558.640

Planning
Information:
415.558.637

Case No.:	**2014.0398E**
Project Title:	**930-932 Baker Street**
Zoning:	RM-1 (Residential – Mixed, Low Density) 25-X Height and Bulk District
Block/Lot:	1118/003
Lot Size:	5,005 square feet
Project Sponsor:	Ernie Selander – Selander Architects (415) 385-4339
Staff Contact:	Christopher Espiritu – (415) 575-9022 Christopher.Espiritu@sfgov.org

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PROJECT DESCRIPTION:

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The proposed project would include the demolition of an existing two-story building constructed in 1949, containing two dwelling units. The existing building is approximately 4,090 square feet (sq ft), 23 feet-tall, and includes a 595-sq-ft two-vehicle parking garage. The proposed project would also include the construction of a new two-story building with a full basement level, four dwelling units, and a two-vehicle garage fronting Baker Street. The proposed building would be approximately 8,167 sq ft (including a basement) and approximately 25 feet tall along the Baker Street frontage. The proposed project would also include an additional two-vehicle, detached garage (715 sq ft), located at the rear of the property and fronting St. Joseph's Avenue. The project site is an interior lot located on the block bounded by Eddy Street to the north, Turk Street to the south, St. Joseph's Avenue to the east, Baker Street to the west, and is within the Western Addition neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 (California Environmental Quality Act (CEQA) Guidelines Section 15301 and 15303).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

July 25, 2014
Date

cc: Ernie Selander, Project Sponsor
Sharon Lai, Current Planner
Gretchen Hilyard, Preservation Planner
Historic Preservation Distribution List
Supervisor Farrell, District 2 (via Clerk of the Board)
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project is located on a site that has a slope of 20% or greater and slopes downward (to the east) towards the rear of the property on Saint Joseph's Avenue. The proposed project would involve excavation up to an approximate depth of 18 feet below ground surface (bgs) within the current building footprint and would require approximately 1,075 cubic yards of soil excavation. The portion of the building (fronting Baker Street) would be constructed at-grade and the rear of the building would extend below the existing grade, requiring excavation. The project would provide a total of four off-street parking spaces. The proposed project would include a two-vehicle, detached garage and would propose two new 8-foot-long curb cuts located along the Saint Joseph's Avenue frontage. Also, an existing 12-foot-wide curb cut, located on the Baker Street frontage, would be shifted southward and reduced to an 8-foot-long curb cut to accommodate the attached two-vehicle garage on Baker Street.

Project Approvals

The proposed project would require the following approvals:

- Variance (Zoning Administrator) – The proposed project would require a variance from the Planning Code for the placement of a garage in a rear yard as defined under Planning Code Section 134. This variance would be granted by the Planning Department's Zoning Administrator.
- Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Demolition and Site Permit by DBI.

Approval Action: The proposed project would be subject to Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.[1] According to a Historic Resource Evaluation[2] prepared for the project, and information found in the Planning Department archives, the property at 930-932 Baker Street contains a two-story, with garage, wood frame multi-family building designed in the Streamline Moderne architectural style. The building was constructed in 1949 by an unknown architect in the Anza Vista Tract, which was developed by Hansen Homes (True Value Construction Company). Permit records and visual observation indicate that the subject property underwent the following alterations over time: reroofing (2008), and replacement of deck and rail posts (2008).

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[1] Gretchen Hilyard – Preservation Planner, *Preservation Team Review Form, 930-932 Baker Street*, June 11, 2014. This report is available for review as part of Case No. 2014.0398E.

[2] Richard Brandi, Architectural Historian, Historic Resource Evaluation – 930 Baker Street, March 24, 2014. This report is available for review as part of Case No. 2014.0398E.

The property is a common and nondescript example of a Streamline Moderne style residence in a residential building tract. The building is not architecturally distinct such that it would qualify for individual listing in the California Register under Criterion 3 (example of distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or possess high artistic value). No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The property is not located within the boundaries of any listed historic districts. The property is located within the Anza Vista Tract. The main section of the Anza Vista Tract was built in 1948 and some areas within the tract display a cohesive architectural expression. The subject block face (east side of Baker Street) contains a somewhat unified grouping of buildings constructed in the Streamline Moderne, Mid-Century Modern, and Minimal Traditional architectural styles in the mid-to-late 1950s. The opposite block face (west side of Baker Street) features smaller-scaled, single-family properties built in the late 1940s. The subject block face is associated with the late development of the Anza Vista Tract and does not demonstrate any specific or important association with the core development of the tract. Therefore, the property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Geotechnical. According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of approximately 20 percent or more. A Geotechnical Investigation was conducted for the property and is summarized below.[4]

The Geotechnical Investigation notes that the site slopes downward toward the east at an average inclination of about 10:1 (horizontal:vertical). Based on the soil sampling (boring) conducted, the project site is underlain by about two to four feet of loose fill material, consisting of poorly graded sand with clay. Beyond five feet, soil samples found medium dense to dense, poorly graded sand to the maximum depth explored of 12 feet. No groundwater was encountered in the soil sample. The Geotechnical Investigation concluded that the project site is suitable for the proposed project, noting that the primary geotechnical issues of concern are the selection of adequate foundations, support of temporary slopes (and adjacent structures), and seismic shaking and related effects during earthquakes. These concerns are addressed below.

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[4] H. Allen Gruen – Geotechnical Engineer, *Geotechnical Investigation, Planned Development at 930-932 Baker Street, San Francisco, California, April 13, 2014*. This report is available for review as part of Case No. 2014.0398E.

Foundation Support. The Geotechnical Investigation recommended that the structure be supported on a conventional spread footing foundation bearing in competent earth materials. A mat foundation may be used as an alternative if the spread footings are expected to cover a substantial portion of the building area. Drilled piers may be used to support the project or for shoring and underpinning, if required.

Temporary Slopes. Temporary slopes may be necessary during planned site excavations. In order to safely develop the site, temporary slopes will need to conform to Occupational Safety and Health Administration (OSHA) standards at safe inclinations, or temporary shoring will need to be installed. The contractor may choose to excavate test pits to evaluate site soils and the need for temporary shoring. If excavations undermine or remove support from the existing or adjacent structures, it may be necessary to underpin those structures. The geotechnical investigation noted that care should be taken by the contractor to provide adequate shoring or underpinning to support affected structures.

Seismic Hazards. Because the project site does not lie within the Alquist-Priolo earthquake Fault Zone as defined by the California Division of Mines and Geology, the potential risk for damage to improvements at the site due to surface rupture from faults is low. Moreover, compliance with the Building Code would reduce potential impacts related to earthquake shaking. The project site does not lie within a potential liquefaction zone, and the earth materials encountered in the soil sample were not subject to liquefaction; thus, the project would have low potential for impacts related to liquefaction, and consequently, it would also have low potential for impacts related to lateral spreading.[5] Furthermore, the project has a low potential to result in densification, as earth materials subject to densification do not exist beneath the site in sufficient thickness.[6] Finally, the Geotechnical Investigation notes the project site is not located within an area of potential earthquake-induced landslide hazard and there were no observed evidence of active slope instability at the site. Thus, the project site has a low potential for damage to the proposed structure due to slope instability at the site.

The Geotechnical Investigation provided specific technical recommendations and requirements concerning site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors and exterior flatwork, and site drainage. The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

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[5] Lateral spreading or lurching is generally caused by liquefaction of marginally stable soils underlying gentle slopes.

[6] Densification generally occurs in clean, loose granular soils during earthquake shaking, resulting in seismic settlement and differential compaction.

EXEMPT STATUS:

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition and removal of individual small structures, including single-family residences. Additionally, Class 1 provides that in urbanized areas, up to three single-family residences may be demolished under the exemption. The proposed project would include the demolition of an existing two-unit building located on the project site. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, the exemption also applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would include the construction of a new 8,802 sq ft building with four units and would therefore meet the criteria for exemption under Class 3.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2424 Mission Street		3609/004	
Case No.	Permit No.	Plans Dated	
2013.0897E		7/24/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Interior remodel of existing pharmacy only; alteration of storefront platforms to accommodate pharmacy seating area. Retain and repair existing terrazzo and hexagon tile. Salvage and reuse existing black tile to face platform edge or replace in-kind.			

9/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☑	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Modification of storefront platforms to accommodate pharmacy seating area.
☐	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2014.07.29 15:45:09 -07'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/29/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2424 Mission Street	
Block/Lot:	Cross Streets:	
3609/004	20th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2013.0897E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/24/2014

PROJECT ISSUES:

- ☐ Is the subject Property an eligible historic resource?
- ☒ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: EEA, HRE by Page & Turnbull dated 5/23/2013, and plans dated 7/24/2014.

Proposed project: Alteration of existing historic storefront display platforms to accommodate seating area for new pharmacy.

PRESERVATION TEAM REVIEW:

Historic Resource Present	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ● Yes ○ No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: 1933	Period of Significance:
	● Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

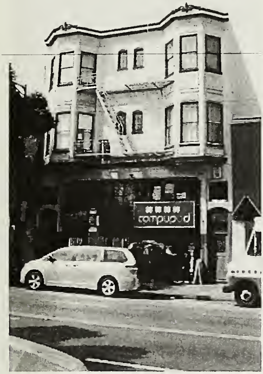
The subject property at 2424 Mission Street was surveyed as part of the South Mission Historic Resource Survey, which was completed by the San Francisco Planning Department in 2010. The building was assigned a California Historical Resources Status Code of "3CS- Appears eligible for the California Register as an individual property through survey evaluation." For the purposes of CEQA review, the building is a historic resource.

The proposed project involves modification of the existing storefront display platforms on the interior to accommodate adaptive reuse of the building from commercial storefront to a pharmacy. The existing platforms will be cut back beyond the existing entry door to provide additional interior seating space for customers. The existing terrazzo and hexagon tile floor materials will be retained and repaired in place as evidence of the evolution of the historic storefront and vestibule. The existing black tile on the removed platform section will be retained and reused to cover the inner edge of the platforms. If materials are not salvageable, then in-kind black tile will be used to face the inner edge of the platforms.

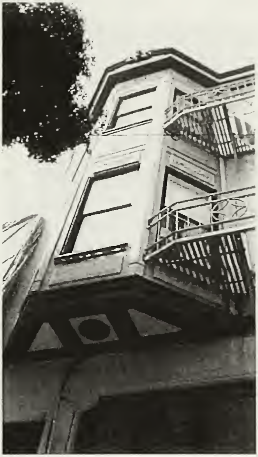
The project was revised from its original submittal to retain more of the existing historic fabric. Removal of a portion of the storefront display platforms is necessary in order to adapt the building to a new use. As proposed, the project preserves the majority of the character-defining features of the existing historic resource and the storefront display platforms will continue to read prominently from the exterior of the building. Staff finds that the project complies with the Secretary of the Interior's Standards for Rehabilitation. Therefore, the project qualifies for a categorical exemption from CEQA.

The proposed project will not cause an impact under CEQA and will not impair the significance of the individual historic resource.

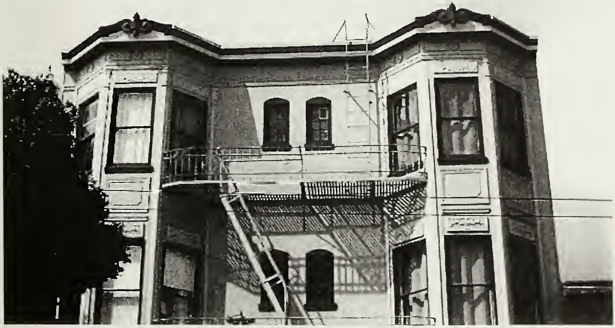
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-29-2014



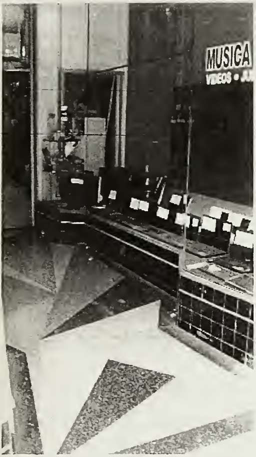
Primary (east) façade.
(Page & Turnbull, April 2012)



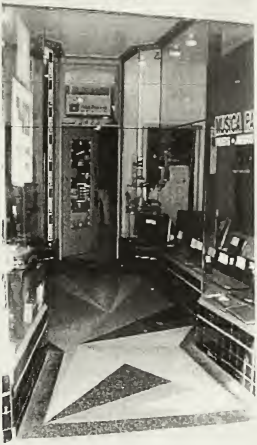
Detail of bay window and spandrel ornaments.
(Page & Turnbull, April 2012).



Detail of upper floors.
(Page & Turnbull, April 2012)



Detail of north storefront (2422 Mission Street).
(Page & Turnbull, April 2012)



Detail of north storefront (2422 Mission Street).
(Page & Turnbull, April 2012)

The two storefronts are capped by a clerestory featuring arched windows divided by turned wood mullions. A contemporary store sign above the 2422 Mission storefront reads "compupod." A boxed awning sign above the 2424 Mission storefront reads "jane gallery." Above, the base of the angled bay windows feature boxed wood molding with an applied flower ornament at center.

Typical fenestration on the upper floors include wood double-hung windows in the bay windows, and arched multi-light wood windows in the central portion of the primary façade. The bay windows include molded stucco and applied cast plaster ornament in the spandrels. The cast ornament on the bottom spandrels features a rake pattern. The middle spandrel features an urn motif overlaying a rake pattern, and that on the third story includes a floriated motif on top of a rake pattern. The angled bay windows are also flanked by stucco pilasters capped by leaf capitals.

The façade terminates in a molded beltcourse, a frieze with applied button ornaments above the bay windows, and a molded cornice. At the apex of the roofline above the bay windows is a scrolled pendant ornament.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
24 Bennington St.		5667/008	
Case No.	Permit No.	Plans Dated	
2014.1016E	2014.0630.0092	6/27/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. INTERIOR REMODELING INCLUDING KITCHEN & BATHROOM, STRUCTURAL UPGRADE, INSTALLING SKYLIGHTS, NEW STAIRS AND REPLACING WINDOWS, AND EXTERIOR ALTERTIONS INCLUING BAY WINDOW REPLACEMENT.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 7/29/14

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2014.07.29 16:10:51 -07'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/28/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	24 Bennington Street	
Block/Lot:	Cross Streets:	
5667/008	Cortland Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1016E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/27/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Malcolm Davis (June 4, 2014).

Proposed project: front facade changes: add front bay window, replace porch and steps, replace stucco with shingles, and replace windows.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Malcolm Davis (dated June 4, 2014) and information found in the Planning Department files, the subject property at 24 Bennington Street contains a 2-story-over garage; wood frame, single-family residence constructed in ca. 1885 in an unknown architectural style. The property was subsequently altered to its current vernacular appearance with known major alterations in 1948. The original architect and builder are unknown. The building has undergone many alterations over time. Known alterations to the primary façade of the property include: insertion of garage, removal of bay windows, and creating a flush façade (1948); and window replacement (2003).

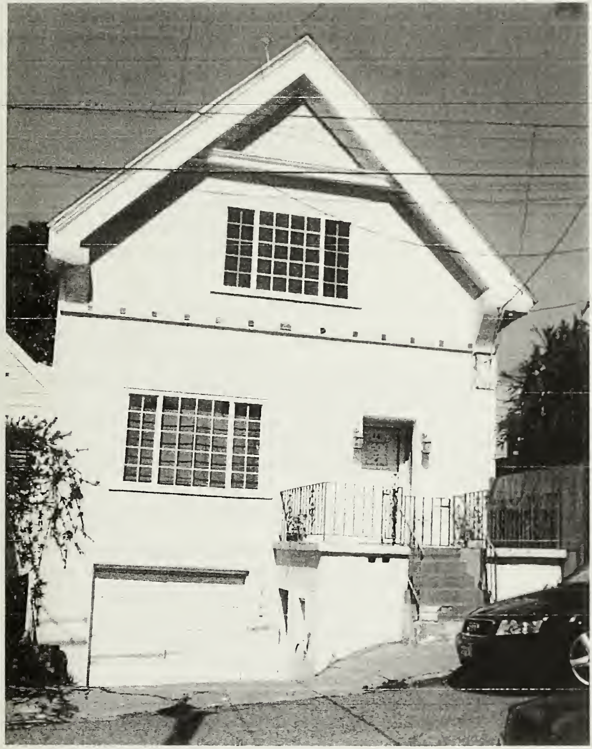
No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a modified residence and is no longer representative of its late 19th century origin. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-29-2014

Photographs of Subject Property



Primary Facade, 24 Bennington Street

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
174 Granville Way		2975/020	
Case No.	Permit No.	Plans Dated	
2014.0861E	201404254203	05/08/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition of 760 square feet for a new second story.			

41
1
29/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Joy Navarrete

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does **not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☐ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*: per PTR forms dated 7/29/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☒ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

7/29/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	Signature or Stamp:
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/15/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	174 Granville Way	
Block/Lot:	Cross Streets:	
2970/020	Vasquez Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0861E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/22/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by David Marlatt (dated May 5, 2014).

Proposed project:Vertical addition of 760 square feet for a new second story.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

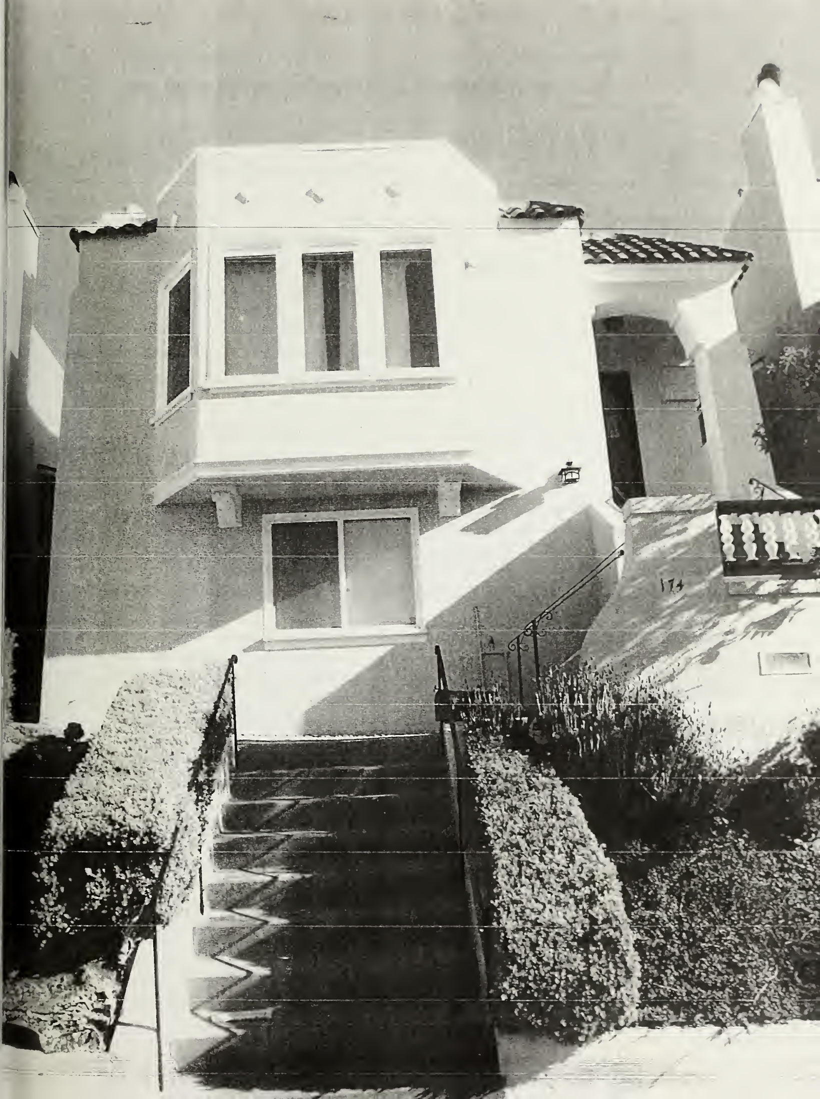
According to the Supplemental Information Form for Historic Resource Determination prepared by David Marlatt (dated May 5, 2014) and information found in the Planning Department files, the subject property at 174 Granville Way contains a 1-story-over basement; wood frame single-family residence constructed in 1924 in the Mediterranean Revival architectural style. The building is located in the West Portal neighborhood of San Francisco in the Merritt Terrace subdivision, which was platted in 1915-1916 by George N. Merritt with most buildings constructed in the subdivision between the mid-1910s and the early 1930s. The original architect and builder of the subject property are unknown. No permitted alterations have occurred to the exterior of the subject property since its original construction.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a typical and not distinguished example a restrained Mediterranean-Revival style residence built throughout San Francisco during this period and is not a significant example of a type or style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. 174 Granville Way is located within a subdivision historically known as Merritt Terrace. Unlike the surrounding residential parks, which feature a distinctive plan and cohesive styles, this neighborhood contains a variety styles and is the product of several waves of development by different developers. Therefore, the subject block does not appear to contribute to a potential historic district and the subject property does not contribute to a potential historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-29-2014



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SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
AUG - 5 2014
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PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
537 Laidley Street		6727/036	
Case No.	Permit No.	Plans Dated	
2014.0945E	2014.0701.0225	4/1/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Residential remodel and 1,086 sf vertical addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3.** **If one or more boxes are checked above, an *Environmental Evaluation Application* is required,** **unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Joy Navarrete

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status to Category** *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 7-29-2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*): 7.29.14	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 7.29.2014
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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Information:
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/28/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	537 Laidley Street	
Block/Lot:	Cross Streets:	
6727/036	Roanoke Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0945E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/27/14 (site permit)

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Karen Curtiss (dated MMary 28, 2014).

Proposed Project: residential remodel and 1,086 sf vertical addition.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Karen Curtiss (dated May 28, 2014) and information found in the Planning Department files, the subject property at 537 Laidley Street contains a 1-story-over sunken garage; wood frame single-family residence constructed in 1908 in a vernacular tradition. The original architect and builder are unknown. Known alterations to the property include: the replacement of the original rustic siding with asbestos siding (1952), installation of a metal roof (1992), and window replacement at the front (2006). Visual inspection reveals that the sunken garage was added sometime prior to 1952, the entry porch was added or modified, a concrete pedestrian bridge was added to access the front door (likely due to street re-grading), metal railings were added at the front porch and sidewalk, a vent was inserted in the gable at the attic level, and the front door was replaced (all at unknown dates).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular single-family cottage. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

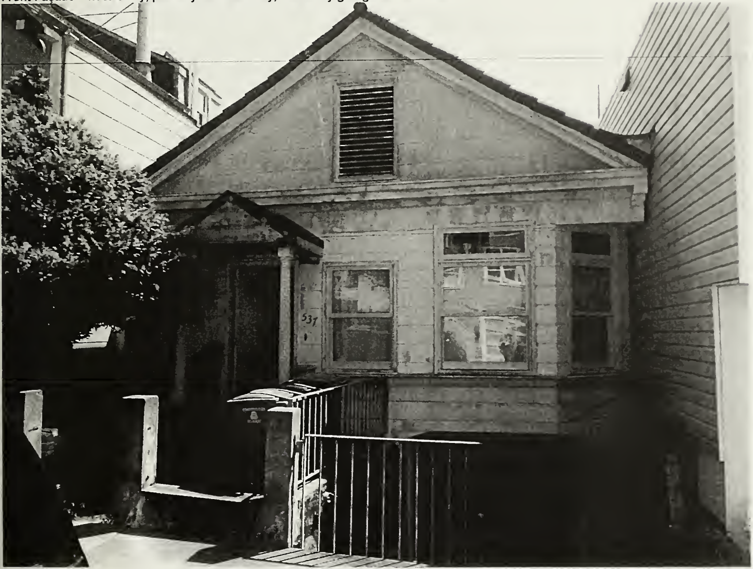
The subject property is not located within the boundaries of any identified historic districts. The subject property is located at the northern edge of the Glen Park neighborhood, at the southern border of Noe Valley on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-29-2014

05.29.2014
Property Address: 537 Laidley Street.
Block and Lot: Block 6727, Lot 36

Front Façade – note entry, partially removed Bay, first story garage and attic vent



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1516 Masonic Ave.		2616/034	
Case No.	Permit No.	Plans Dated	
2014.0642E		4/25/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REAR YARD 2-STORY ADDITION, (N) DORMER & ENLARGE (E) DORMER @ REAR OF BLDG; REPLACE COLUMNS @ FRONT PORCH, WIDEN GARAGE DOOR.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves less **than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves **a known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 8/1/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

8/4/14

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: gretchen A. Hilyard	**Signature or Stamp:** 8/4/2014
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/31/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	1516 Masonic Avenue	
Block/Lot:	Cross Streets:	
2616/034	Java Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0642E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	July 2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Katherine Z. O'Connell (dated April 25, 2014).

Proposed Project: two-story rear addition, new dormer and enlargement of existing dormer at rear of building, replace columns at front porch, widen garage door.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Katherine Z. O'Connell (April 25, 2014) and information found in the Planning Department files, the subject property at 1516 Masonic Avenue contains a 2-1/2-story-over garage; wood frame single-family residence constructed in ca. 1905 in a vernacular style with Classical Revival style detailing. The original architect and builder are unknown. Known alterations to the property include: widening the garage door (1963), construction of two attic dormers (1965), horizontal addition/rear deck (1997), and interior alterations (1962, 1965, 1997).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular single-family cottage. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

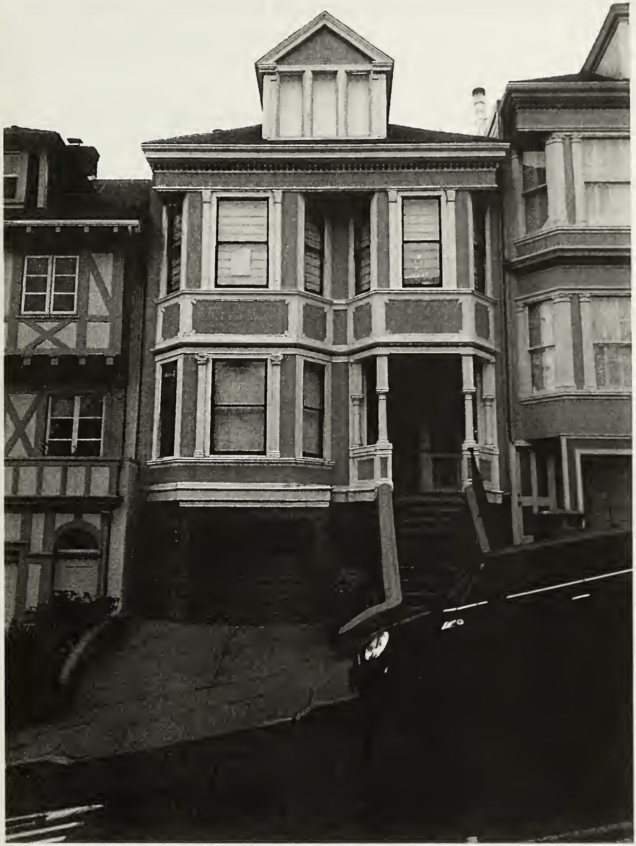
The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Haight/Ashbury neighborhood of San Francisco on a block that exhibits a variety of late 19th and early 20th century buildings of varying styles with some examples of mid-to-late 20th century infill construction. A collection of five architecturally unified late-19th century Victorian-era residences exists across the street from the subject property. The subject property is adjacent to four similar vernacular style residences with Classical Revival style detailing constructed in ca. 1905. The subject property does not appear to be associated with a significant concentration of architecturally distinctive buildings such that it would qualify for listing as a historic district. Although a historic district of late 19th and early 20th century buildings may exist in the adjacent neighborhood, the subject block lacks the architectural cohesion and significance to qualify as a historic district. No detailed survey of the neighborhood has been conducted and only the subject property was evaluated for the purposes of this review.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Smada	8-1-2014

1516 Masonic Avenue

Front



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2650-2652 Hyde St.		0027/019	
Case No.	Permit No.	Plans Dated	
2014.1084E		4/10/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Add garage within existing building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3.** If one or more boxes are checked above, an *Environmental Evaluation Application* is required, **unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

Sponsor has enrolled in DPH Maher program.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☑	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. **Project involves a known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

☐ 9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Shelley Caltagirone	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
423 24th Ave.		1456/003	
Case No.	Permit No.	Plans Dated	
2014.0957E	201405155866	5/29/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. REMODEL OF THE ENTIRE RES'D BLDG TO CONVERT A ONE UNIT RES'D BLDG INTO A THREE DWELLING UNIT RES'D BLDG. A VERTICAL ADDITION WILL BE ADDED TO MAKE THE (E) TWO FLOORS INTO FOUR FLOORS. ALSO PROPOSED IS A ROOF DECK AND TWO BALCONIES FOR THE SECOND AND THIRD UNITS. THE FRONT FACADE WILL BE REDESIGNED.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – **New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior** alterations to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/5/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison 8/6/2014
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	8/5/2014	**Date of Form Completion**	8/5/2014

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	423 24th Ave	
Block/Lot:	Cross Streets:	
1456/003	Clement Street and Geary Blvd.	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0957E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	05/29/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	The proposed project consists of converting a single-family home into a three unit dwelling, completely remodeling the front façade, a two-level vertical addition, and adding a roof deck and two balconies. A Supplemental Information for Historic Resource Evaluation (Supplemental) form (dated 4/25/2014) was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

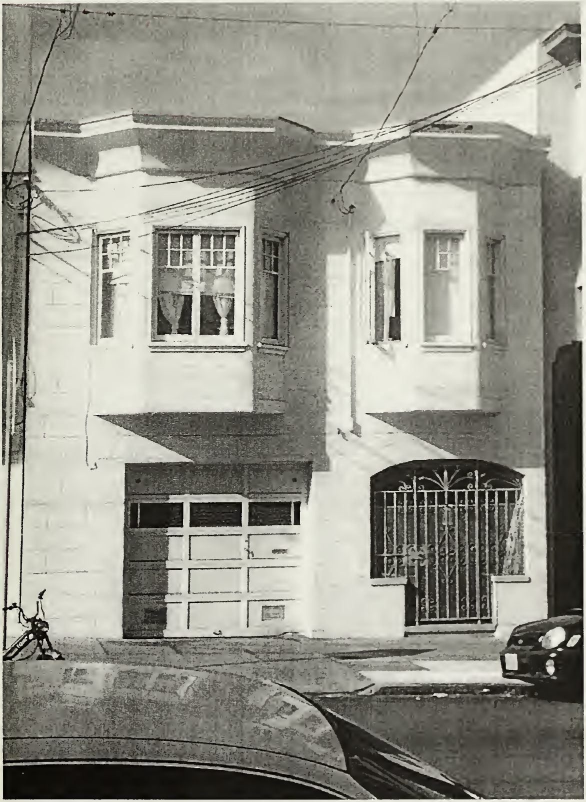
Based on the Supplemental form completed for the subject property and additional research by Department staff, the subject property at 423 24th Avenue is not an historical resource under CEQA. Constructed around 1905, the extant facade of the subject property dates to 1928 and due to ongoing alterations little of the original 1905 structure is visible.

Constructed around 1905, the building was one of several dozen buildings constructed on the subject block and adjacent blocks prior to the post-earthquake expansion of the Outer Richmond area and western portions of the City generally. The subject building does not appear to be significant in the development of the neighborhood nor does it appear to be associated with other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form and additional research by Department staff, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

While originally constructed around 1905, due to several major alterations, the only visible portion of the original building appears to be the gable roof that stands between the flat roof of the 1928 front addition and the early 1950s rear addition. The front facade of the 1928 addition consists of a one-story-over-garage mass with a recessed entry and two angled bay windows on the second level. The 1928 addition is not a significant example of a style, type, or period. No architect or builder was identified for the original construction and the owner is listed as the builder for the 1928 addition. Therefore, the subject property is not significant under Criterion 3. The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property does not appear to contribute to an eligible or identified historical district. The surrounding neighborhood is predominately residential with both Geary Blvd. and Clement Street serving as commercial and mixed-use corridors. Residences along the subject block face are mainly two- to three-story dwellings and flats constructed between 1902 and 1984, with the majority constructed between 1902 and 1925, and exhibit influences from Craftsman, Mission Revival, Tudor Revival and Classical Revival styles, as well as more contemporary designs. The area does not retain the cohesion or integrity necessary to qualify as an historical district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8-6-2014



423 24th Avenue, Y. A. Studio, 2014.

GOVERNMENT
DOCUMENTS DEPT

AUG 21 2014

SAN FRANCISCO
PUBLIC LIBRARY

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2027 20th Ave.		2140/004A	
Case No.	Permit No.	Plans Dated	
2014.0630E		4/21/2014	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Horizontal additions at the front and rear.			

114 **STEP 1: EXEMPTION CLASS**

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling Digitally signed by Jean Poling [illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 8/6/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen a. H 8/6/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:**
	Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Gretchen a. H 8/6/2014
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

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415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	8/5/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2027 20th Avenue	
Block/Lot:	Cross Streets:	
2140/004A	Pacheco	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0630E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/21/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

Submitted: Historic Resource Evaluation prepared by William Kostura (dated June 2014).

Proposed project: three story addition at the front and rear.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by William Kostura (dated June 2014) and information found in the Planning Department files, the subject property at 2027 20th Avenue contains a one-story, wood-frame, single-family residence constructed in 1925 in a simplified version of the Mediterranean Revival architectural style. The original architect and builder are unknown. Building permit records indicate the following alterations to the property: reroofing in 1996. Visible inspection reveals that the sides and rear of the residence was covered in asbestos shingles and a garage was added to the front of the property at unknown dates.

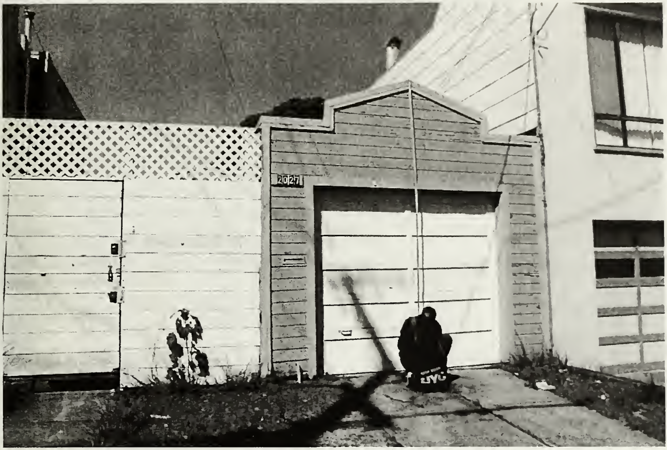
No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Mediterranean Revival style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Outer Sunset neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Most properties were constructed from the 1920s to 1950s. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

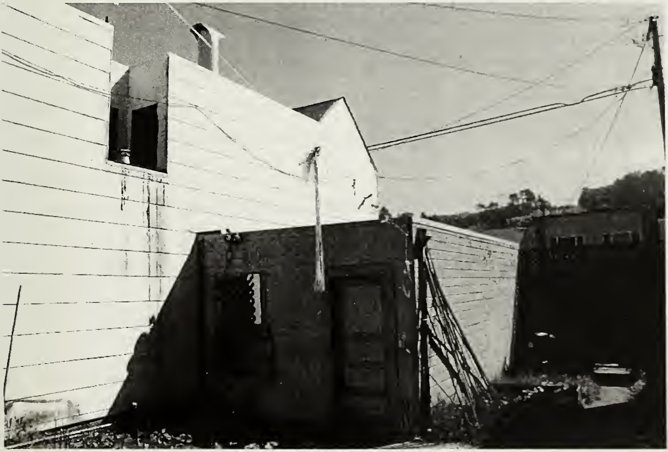
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

445-449 Roosevelt Street looking east. Image courtesy of Johanna Street, 2014.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8-6-14



C. Detached Garage (Front)



D. Detached Garage (Back and Side)

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.: **2013.0414E**
Project Title: 1823 Turk Street
Zoning: RM-1 (Residential - Mixed, Low Density) District
40-X Height and Bulk District
Block/Lot: 1153/020
Lot Size: 10,445 square feet
Project Sponsor: Shawn Gorman
Staff Contact: Timothy Johnston – (415) 575-9035
timothy.johnston@sfgov.org

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4
#1
17/14

PROJECT DESCRIPTION:

The project sponsor proposes to remodel an existing two-story building (height, 36'4"; 5,005 sq. ft.), with 9 existing off-street ground level parking spaces, at 1823 Turk St. (which currently consists of a church on the first level and a residential dwelling on the second level) into a two-unit residential building with 2 proposed underground parking spaces. The project sponsor also seeks to remove the existing approved nonconforming first-story portions (totaling 1,228 sq. ft.) of the existing building in the required rear yard setback area, and to subdivide the existing lot into two parcels. In addition, the project sponsor seeks to build a new four-story-over-underground-garage 7-unit, 9,886 sq. ft. residential building (height, 40'), with 7 underground parking spaces, on the proposed new lot in the existing parking lot to the east of the existing building. The new building's address would be 1811 Turk Street. [continued on next page]

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

J. Wise for
Sarah B. Jones
Environmental Review Officer

August 7th, 2014
Date

cc: Shawn Gorman, Project Contact
Virna Byrd, M.D.F.
Allison Vanderslice, Preservation Planner
Supervisor London Breed, District 5
Preservation Distribution List

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C:\Users\tjohnsto\Desktop\2013.0414E - 1823 Turk Street.doc

PROJECT DESCRIPTION (CONTINUED):

Setting

The project site is located on the south side of Turk Street, between Divisadero Street to the east and Broderick Street to the west, in the Western Addition neighborhood. This area predominantly consists of one-to-four story buildings with a mixture of residential, retail, service, and restaurant uses, especially along the Divisadero corridor. This section of Turk Street is 50 feet wide. Predominant land uses adjacent to the project site include one-to-four-story residential uses.

The project site consists of a wood-frame two-story building (height, 36'4"; 5,005 sq. ft.) with 9 existing off-street, surface level parking spaces. The building fills about half of the lot, on the west side, with the parking lot on the east side. The building was constructed in the 1870s.

The building's asymmetrical facade consists of continuous shingle cladding, a bow window topped by balustrade, pedimented gables, and block modillions. A sidewalk is adjacent to the project site at Turk Street. The topography on the project site is slightly sloping but relatively flat.

Proposed Project

As stated above, the proposed project consists of a lot split, the construction of a four-story-over-underground garage seven unit building at what would become 1811 Turk Street, and the conversion of the existing building at 1823 Turk Street to a two-unit residential building. Proposed alterations to the exterior of the building at 1823 Turk Street consist of the following:

- Removal of non-historic rear additions and wood stairs and ramp on the east elevation,
- Replacement and realignment of front entry steps with similar materials including replacement of brick treads with red granite treads,
- Insertion of a garage door beneath the bow window on primary façade and removal of a portion of the retaining wall for the driveway,
- Replacement of existing casement windows with wood-clad casement windows and repair of existing transom windows, and
- Rebuilding and extension of the entry porch.

Construction in two phases would last approximately 18 months (78 weeks), assuming work would occur six days per week, 7am to 6pm. Phase 1 would involve the remodel of the existing structure and is expected to take about 7 months. Phase 2 would involve the new construction and is expected to take about 13 months, two months of which would overlap with the construction of Phase 1 (for a total duration of 18 months). Diesel-generating equipment would be required for the proposed project during construction. Excavation would occur up to the depth of approximately 15 feet below ground surface (bgs). Phase 1 would excavate about 496 cubic yards of soil, whereas Phase 2 would excavate about 2,302 cubic yards of soil. The total amount of material to be off-hauled would be approximately 2,798 cubic yards of soil.

The proposed project is allowable under the RM-1 (Residential - Mixed, Low Density) District.

Project Approvals

The proposed project requires issuance of a building permit by the Department of Building Inspection and is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the

Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Class 32

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the Residential - Mixed, Low Density (RM-1) zoning district where the proposed density of development and uses would be permitted. The zoning district allows one dwelling unit per 800 square-feet per lot area. The project site's proposed lot area after the proposed subdivision would be approximately 4,262.5 square feet; thus the resulting project site for 1823 Turk St. would allow for up to 5 dwelling units. However, the proposed project for the existing structure on the site would include only 2 dwelling units. The proposed lot area for 1811 Turk St., as a result of the proposed subdivision, would be approximately 6,187.5 square feet and thus would allow for a maximum of 7 dwelling units, as proposed. The zoning district also requires a ratio of one off-street parking space per dwelling unit. The proposed project would include nine underground off-street parking spaces; 2 for the existing structure 1823 Turk Street and 7 for the proposed new 1811 Turk St. The proposed project would be consistent with all applicable zoning plans and policies.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.24-acre (10,445 square-foot) project site is located within a fully developed area of San Francisco. The surrounding uses consist of residential and mixed-use residential, retail, and commercial buildings. Thus, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Currently, the project site contains one dwelling unit on the top floor of the existing building and a church that is not in operation on the bottom floor. The project would add 8 condominium dwelling units to this site, which is located in an area well-served by transit. Specifically, the proposed project is within one-quarter mile of transit stops for Muni routes 5, 24, and 31. Route 5 is adjacent to the project site, on Turk Street. As a result, it is reasonable to assume that the potential increase in transit trips that could result from the addition of 8 condominium dwelling units to the existing site could be accommodated within the existing capacity of the transit network. In addition, the proposed project's minor increase in vehicular traffic on Turk and surrounding streets would not cause a substantial increase in delays or operating costs, such that significant adverse impacts in transit service levels could result. Therefore, no significant impacts related to transit would occur.

The project site is adjacent to a sidewalk on Turk Street. The proposed project would provide vehicular access to a new underground 2-car garage below the existing structure at 1823 Turk St., which would be provided by the proposed new 10-foot-wide curb cut at this location. The proposed new structure at 1811 Turk St. would utilize the existing curb cut at that location (which currently serves the existing parking lot that serves 1823 Turk St.) to provide access to the proposed new underground 7-car garage. As a result, the project would provide one parking space per unit for the 9 total condominiums that would exist at these two parcels parcel, post-construction. No potentially hazardous conditions would occur between pedestrians and vehicles entering and exiting the new and existing curb cut because of the minor amount of new vehicle trips generated by the proposed project. In addition, the minimal increase in daily pedestrian person-trips generated by the proposed project would not substantially overcrowd sidewalks in the project vicinity or otherwise interfere with pedestrian accessibility to the site and adjoining areas. Therefore, no significant impacts related to pedestrians would occur.

Seven bicycle routes (#16, #30, #32, #45, #47, #51, and #55) are within a half-mile of the project site. None of these bicycle routes are adjacent to the project site on Turk Street. The proposed project would comply with the Planning Code Section 155.5 by providing 2 new bicycle parking spaces within the proposed new garage for the existing structure at 1823 Turk St. and 7 new bicycle parking spaces in the garage for the proposed new structure at 1811 Turk St. The minimal increase of bicycle trips generated by the proposed project would be accommodated by the existing bicycle network and the proposed project would not create potentially hazardous conditions for bicyclists; therefore, no significant impacts related to transit would occur.

The proposed project would not add or eliminate loading zones. Planning Code Section 152 does not require off-street freight loading for the proposed project. Therefore, no significant loading impacts would occur.

The proposed project would not close off any existing streets or entrances to public uses. Therefore, the proposed project would not result in a significant impact related to emergency vehicle access.

Construction would last approximately eighteen months (78 weeks), assuming work would occur six days per week. Most of the work at 1823 Turk St. would be interior construction; some exterior construction would occur for street, sidewalk, and landscape work (three weeks), which may require temporary sidewalk closures. Construction impacts would be predominantly limited to the project site and temporary and limited in duration; therefore, no significant construction impacts would occur.

In summary, the proposed project would not result in a substantial parking deficit or create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, traffic-related impacts would be less than significant.

Noise

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including Muni vehicles, trucks, cars, emergency vehicles, and land use activities, such as commercial businesses or street maintenance. Noises generated by residential uses are common and generally accepted in urban areas. An approximate doubling in traffic volumes in the area would be necessary to produce an increase in ambient noise levels barely perceptible to most people (3 decibel [dB] increase).[1] The proposed project would not double traffic volumes in the area because the proposed project consists of 9 total residential dwelling units (1 existing + 8 new) and the elimination of a church that previously operated on the ground floor level of the existing structure at 1823 Turk St. In addition, the proposed project would not include any other constant noise sources that would be perceptible in the project vicinity. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity.

Project construction would generate noise. Construction noise is regulated under Article 29 of the City's Police Code, which prohibits construction equipment noise levels to exceed 80 dBA at 100 feet. Construction would be temporary and intermittent. Therefore, no significant construction-related noise impacts would occur.

Residential uses are considered noise sensitive uses because they may contain noise sensitive receptors (residential occupants). Residential development in noisy environments could expose these noise sensitive receptors to noise levels in excess of established standards. The U.S. Department of Housing and Urban Development (HUD) has developed minimum national noise standards for land use compatibility. HUD considers noise levels below 65 dB as generally "acceptable," between 65 dB and 75 dB as "normally unacceptable," and in excess of 75 dB as "considered unacceptable" for residential land uses.[2] The California State Office of Planning and Research (OPR) have developed similar statewide guidelines.[3] OPR's guidelines have largely been incorporated into the Environmental Protection Element of the San Francisco General Plan.[4] In addition, the project must meet the sound class transmission requirements of the California Building Code and Title 24 of the California Code of Regulations.

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[1] A decibel is a unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

[2] Code of Federal Regulations, Title 24, Part 51, Section 51.100 – 51.105.

[3] Office of Planning and Research, State of California General Plan Guidelines, October 2003.

[4] San Francisco General Plan, Environmental Protection Element, Policy 11.1.

Therefore, through the building permit review process, the Department of Building Inspection would ensure that Title 24 requirements would be met. As a result, the proposed project would not expose persons to noise levels in excess of applicable noise standards. Compliance with Title 24 sound class transmission requirements would ensure that potential noise impacts on future residents are maintained at less-than-significant levels.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.[5]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative $PM_{2.5}$ concentrations greater than 10 micrograms per cubic meter. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 78-week construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes, which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

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[5] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

The Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) was established with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square-feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites that are less than one half-acre that are unlikely to result in any visible wind-blown dust.

In compliance with the Construction Dust Control Ordinance, the project sponsor and the contractor responsible for construction activities at the project site would be required to use the following practices to control construction dust on the site, or other practices that result in equivalent dust control and that are acceptable to the Director of DBI. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement). During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square-feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

The proposed project would not contribute substantially to an air quality violation or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. During construction the Construction Dust Control Ordinance will be implemented. Therefore, the proposed project would not have significant impacts to air quality or from exposing sensitive receptors to high amounts of $PM_{2.5}$.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality

The proposed project would not generate wastewater, or result in discharges, that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated. Therefore, there would be no significant impacts from the project requiring the expansion of existing utilities and public services.

Other Environmental Considerations

Historical Resources

A two-part Historic Resource Evaluation Response (HRER) was prepared by Planning Department staff for the proposed project.[6,7] The 1823 Turk St. project site is located on a rectangular-shaped lot. The site consists of a wood-frame two-story building (height, 36'4"; 5,005 sq. ft.) with 9 existing off-street, surface level parking spaces. 1823 Turk Street was constructed in the 1870s as a two-story-over-raised-basement, single-family residence and was substantially remodeled during the early 1900s. During the 1940s, the building was converted to a church. However, limited alterations have occurred since the early 1900s. The HRER determined that the subject building is a unique example of an early 20th century residential building designed in the Shingle style with Classical Revival influences that make it a significant example of its period. The subject property is individually eligible for inclusion on the California Register under Criterion 3 (for architecture), but the subject building does not contribute to an eligible historic district. In any case, the proposed project at 1823 Turk Street would not cause a significant adverse impact upon a historical resource such that the significance of the resource would be materially impaired, given that the proposed alterations meet the *Secretary of the Interior Standards for Rehabilitation*. The proposed project would restore the building to its original use as a residential property from its more recent use as a church. Therefore, the proposed project would not have a significant impact related to historical resources.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on April 21, 2014 to owners of properties within 300 feet of the project site, to adjacent occupants, and to other interested parties. Three e-mailed comments were received. Generally, these comments from the public expressed concerns about the project's height with respect to blocking of views, reducing the privacy of private, backyard areas and balconies, reducing sunlight, and the impact on neighboring property values. However, the proposed project would be within the height and bulk limits for the RM-1 District and 40-X Height and Bulk District. The proposed residential use would not conflict with nearby existing uses, which are a mix of commercial (along Divisadero St.) and residential uses (on and away from Divisadero St.), and therefore, would not have an adverse impact on neighboring land uses. There are no publically accessible scenic views in the immediate vicinity, so the proposed project would not impact scenic resources. Planning Code Section 295 restricts new shadowing on public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet, which the proposed project would not do. Shadowing of private property is generally not an impact under CEQA. This project would not have significant shadow impacts on Recreation and Park open spaces or other existing public or publicly accessible open spaces.

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[6] San Francisco Planning Department, Historical Resource Evaluation Response, Part I for 1823 Turk Street from Allison Vanderslice, January 13, 2014. A copy of this document is attached.

[7] San Francisco Planning Department, Historical Resource Evaluation Response, Part II for 1823 Turk Street from Allison Vanderslice, March 31, 2014. A copy of this document is attached.

On September 27, 2013, Governor Brown signed Senate Bill (SB) 743. SB 743 added Section 21099 to the Public Resources Code (PRC). Section 21099(d)(1) of the PRC provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." This means that, effective January 1, 2014, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects, provided a project meets all of the following three criteria:

a) The project is residential, mixed-use residential, or an employment center; and
b) The project is on an infill site; and
c) The project is in a transit priority area

The proposed project described above satisfies each of the above criteria and therefore qualifies as a transit-oriented infill project subject to Section 21099 of the PRC.[8]

One person also expressed concerns about the excavation proposed by the project due 1) the potential for rodents to move out of the disturbed area and into adjacent properties, 2) the potential for changes in drainage patterns, 3) the potential for mold to develop in adjacent structures. In urban areas, it is not uncommon for rodents to temporarily flee from an active construction zone to adjacent areas, and whereas this may be a nuisance issue it does not rise to the level of a significant impact on the environment, in general. Regarding drainage issues, the project site currently drains to Turk street, given the existing topography. Therefore, based on a review of the project plans, it is reasonable to assume that the parcel would continue to drain to Turk Street, resulting in no substantial change in existing drainage patterns, which would be a less-than-significant impact. As for the commenter's concern about the potential for mold to develop in adjacent structures as a result of the proposed project, no evidence or fair argument has been submitted to suggest how or why this would occur, nor why it would represent a significant impact on the environment.

One other commenter, who lives on the eastern side of the project site, expressed a concern that the increase of late afternoon shadow that would occur as a result of the project could adversely affect all birds, but especially wild parrots, that currently pass through and sometimes perch in that area. While this may be a genuinely held concern of the commenter, it is not clear how increased shadow in a new location could adversely affect wild birds that are free to roam, nor was any evidence or fair argument presented that would indicate how this could be a significant impact on the environment.

Exempt Status and Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[8] San Francisco Planning Department, Transit-Oriented Infill Project Eligibility Checklist for 1823 Turk St., Timohty Johnston, July 25, 2014.

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DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1830/1834 Sutter Street	BLOCK/LOT(S) 0676/009

CASE NO. 2013.0419E	PERMIT NO.	PLANS DATED

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

✓ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Project
requires
transportatio
clearance.

Have requeste
a pickup/drop
plan from
sponsor.
04/05/13

Per GIS
database, all
other CEQA

CONTINUED ON PAGE 2

______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 ______

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** **GO TO STEP 5** see HRER memo dated. Aug 4, 2014

☐ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed:
GO TO STEP 5

☐ Project **does not** conform to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply)

_______ 2. **Interior alterations** to publicly-accessible spaces.

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

SRC 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See HRER memo dated Aug. 4, 2014

* _______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _______

** Attach Historic Resource Evaluation Report*

b. Other, please specify: _______

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 SRC
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 8/7/14

S. Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date Reviewed:	August 4, 2014 (Part 1 and 2)
Case No.:	**2013.0419E**
Project Address:	**1830-34 Sutter Street**
Zoning:	RM-3 (Residential, Mixed Use, Medium Density) Zoning District; 40-X Height and Bulk District
Block/Lot:	0676/009
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 shelley.caltagirone@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the north side of Sutter Street between Buchanan and Webster streets in the Japantown neighborhood. The property is located in an RM-3 (Residential, Mixed Use, Medium Density) Zoning District and a 40-X Height and Bulk District. 1830 Sutter Street is a 3-story, wood frame community building designed in a Japanese-inspired style. The rectangular-plan building, clad in smooth stucco, is capped by a combination gable, shed, and flat roof covered in clay tile. The building was designed by Julia Morgan and constructed in 1932. For a full property historic context and architectural description, please refer to the attached Historic Resource Evaluation (HRE) report prepared by Carey & Company (March 2003) and the DPR 523A Form prepared by Page & Turnbull (November 2007).

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. However, previous property evaluations have found that it to be eligible for listing on the California Register under Criteria 1 and 3 (see attached DPR Form B and Historic Resource Evaluation report). The property is also near the proposed boundary of a previously surveyed Japantown Community & Cultural Historic District found to be eligible for listing on the National and California registers under Criterion A/1 (see attached DPR Form D). The survey evaluations have not yet been adopted by the City; however, they provide sound historical analysis of the property and its surroundings. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1932) and the previous evaluations.

Neighborhood Context

The boundaries of Japantown may be roughly defined as the areas within and along California (north), O'Farrell (south), Gough (east) and Fillmore (west) streets. Historically, many Japanese residences and businesses also existed beyond these boundaries; however, this is considered the core of the neighborhood. The area has been, and is, defined more by its cultural identity as the historic center of Japanese society in San Francisco than by its architectural identity. However, the built environment does reflect the history of the Nikkei (individuals of Japanese ancestry) from initial occupancy of existing infrastructure by predominantly Japanese and Japanese Americans to the eventual construction of purpose-built community institutions and other structures.

The Western Addition site of the present Japantown was an established Victorian-era neighborhood, home to a mix of European immigrants and their native-born offspring. The 1900 Census shows a concentration of persons born in German speaking parts of Europe in the area, the second most prevalent national group in San Francisco. There were no Japanese households in the area at that time. However, immediately after the earthquake, San Francisco's Japanese relocated here in significant numbers. This process was recorded and encouraged by editorials in Shin-Sekai (The New World, originally a publication of the Japanese YMCA until it split off in 1897) which predicted that rents in the area would soon be forced down as ruined parts of the city were rebuilt. The community prospered through the 1920s and 30s. By 1940, the Japanese population of Japantown, although by then second in size to Little Tokyo in Los Angeles, numbered over 5,000—with more than 200 Japanese-owned businesses.

The building types that comprise Japantown are institutional structures either purpose-built or associated by usage with the Japanese community, commercial structures in the core of Japantown, and residential structures in the core area, especially those historically adapted as hotels or boarding houses for the Japanese community. These property types are united and defined primarily by their cultural and historic associations with the Japanese community in Japantown. Physically, most buildings are Victorian-era frame structures that pre-date the Japantown period (1906-1986).

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1932-42	Period of Significance: 1906-1960 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the DPR forms and HRE report cited above, the Department finds that the subject property appears to be eligible for inclusion on the National and California registers as an individual resource and as a contributor to the Japantown Community & Cultural Historic District. The Planning Department concurs with the historic significance analysis presented in DPR forms HRE report and has briefly summarized the historical significance arguments below.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The former YWCA located at 1830 Sutter Street represents an important element in the social history of Japanese American women in the United States. The Japanese YWXA was established on July 20, 1912 by women from Japanese Christian churches in Japantown, who were otherwise barred from joining the mainstream Young Women's Christian Association. The San Francisco YWCA appears to be the only building purpose-built for a Japanese American chapter of the organization. Please see the attached DPR Form B for a full description of the property's historical significance under Criterion A/1. The Department concurs with the DPR Form B finding that the property appears to be individually eligible for listing on the California and National registers under this criterion with a period of significance of 1932-1942, beginning with the construction of the building and ending with the internment of the Japanese Americans when they were forced to vacate the building.

The Department also concurs with the DPR Form D finding that the Japantown Community & Cultural Historic District appears to be eligible for listing on the California and National registers under Criterion A/1 for its association with important events, patterns, and trends related to the social, cultural, and physical history of the Japantown neighborhood. Please see the attached DPR Form D for a full description of the property's historical significance under this criterion. Although the proposed western boundary ends at Buchanan Street, a few parcels to the east of 1830 Sutter Street, the evaluation recommends refinement of the boundary based upon further research. The Department finds that the subject property falls within the period of significance (1906-1960), shares the association with the development of Japantown, and is located in proximity to a high concentration of similar properties. Therefore, the Department finds that the subject property is also eligible as a contributor to this district.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
There is no information provided in the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important in our local, regional, or national history. None of the owners and occupants was influential or claims any noteworthy accomplishments that would make the property significant by association.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The building at 1830 Sutter Street was designed by Julia Morgan and constructed in 1932. As such, the building represents the work of a master architect and fits into the context of Morgan's work on other YWCA facilities, both in San Francisco and elsewhere. Please see the attached DPR Form B for a full description of the property's historical significance under Criterion C/3. The Department concurs with the DPR Form B finding that the property appears to be individually eligible for listing on the California and

National registers under this criterion with a period of significance of 1932, relating to the building's construction date.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from its individual period of significance of 1932-1942:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

1830 Sutter Street retains integrity of association. Though it is now used as a child care facility rather than a community center, it retains close ties to the Japanese American community, it represents a significant pattern of events in the history of the neighborhood, and it continues to provide educational, cultural and community-building services similar to those that were promoted by the YWCA. The building retains integrity of location, having never been moved from its original location. Its integrity of setting is slightly diminished as the area around 1830 Sutter Street was reshaped largely by redevelopment projects in the 1960s and 1970s. The building possesses high integrity of design, material, workmanship, and feeling. Few alterations appear to have been made to the original building and it retains the original character and detailing that are true to Julia Morgan's design.

The subject property retains integrity from its district period of significance of 1906-1960:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Of the seven aspects of integrity, those most applicable to properties assessed according to Criterion A/1 are location, setting, feeling, and association. To a lesser degree, the integrity aspects of design, workmanship, and materials are considered. The majority of properties within the Historic District exhibit a high level of integrity, with virtually all properties retaining location and setting. Only a few properties within the district have undergone major alterations to design, workmanship, or materials, and in general they retain the character defining features that are necessary to be extant in order to convey association to the important theme of community and cultural development in Japantown.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining exterior features of 1830 Sutter Street as described in the attached HRE report are:

- Varied roof forms
- Decorative ridge and gable end details
- Plaster wall finish and horizontal dropped wood siding
- Wood and metal casement, fixed, and hopper windows
- Metal skylights
- Wood pilasters, eaves, fascia, and trim
- Wood curvilinear brackets
- Light green barrel tiles
- Wood flow box
- Decorative light fixture at main entry
- Corbeled beam and columns
- Brick-faced concrete steps

The character-defining features of the Japantown Community & Cultural Historic District are:

- Mixture of residential, commercial, and institutional buildings
- Buildings of typical 2-3 story height
- Generally wood-frame construction with wood or stucco siding
- Late 19th century and early 20th century architectural styles

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CEQA Historic Resource Determination

☒ Historical Resource Present
    ☒ Individually-eligible Resource
    ☒ Contributor to an eligible Historic District
    ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8 · 6 14

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: June 16, 2014

Project Description

The proposed project calls for construction of a new 2.5-story, 9,843-square-foot horizontal addition to be located to the west of the former YWCA building on the existing vacant lot. The new addition would house classrooms, offices, storage, and toilets, and would have a rooftop play yard and garden. The only alterations to the existing building would be limited demolition to the secondary west façade for hallway connections to the new addition.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*) and that it would not cause a substantial adverse change in either the individually eligible resource or the eligible district such that either the significance of the building or the district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property would continue to be used as an educational building, which is compatible with its historic use as a YWCA and which preserve the historic building's distinctive characteristics.

Standard 2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the building would be retained and preserved. No distinctive materials, architectural elements, or spaces that characterize the property would be removed. The only material to be removed would be relatively small sections a wall along the secondary façade which contain no special features. The vacant lot on which the horizontal addition would be construction was historically developed with a building sharing a similar front setback and massing as the subject building. Therefore, the construction would re-introduce a structure and partially restore the original setting.

Standard 3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project would not create a false sense of history. The proposed horizontal addition would be designed in a contemporary yet compatible style with modern materials. The addition would read as a separate new building from the street, despite sharing internal access.

Standard 5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would not result in the loss of distinctive features. The proposed side addition would require removal of horizontal wood siding on the secondary façade.

Standard 9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project would comply with this Standard. The new horizontal would be compatible with the historic building in terms of its scale, form, and stucco cladding yet distinguished by the minimized ornamentation and modern detailing. The position of the addition would allow it to read as a separate new building when viewed from the street, despite sharing internal access. The façade treatment is subtle and contemporary and achieves the "structural" expressions of traditional Japanese architecture through the horizontal and vertical reveals in the cement plaster. The alignment of the joints and major horizontal elements relate to the adjacent buildings. Likewise, the stair tower roof and rooftop railing respect the ridge and eave heights of the adjacent buildings. The front setback and recessed panel on the east side of the front façade allow for views of the historic building. The recessed panel also relates well to the recessed first floor of the historic building. Similarly, the prominent center window references the historic center window. The color pallet of the addition is similar to the historic building and uses a darker color in the recess panel to allow the proposed addition to visually recede from view and allow the historic building to read more prominently from the side. The finish of the planter walls would match the tone of the recessed portion of the building and create a welcoming spade leading you to the entry. Overall, the addition is designed in a manner that is compatible yet differentiated from the individually eligible historic resource.

The proposed addition is also compatible with the Japantown Community & Cultural Historic District in terms of its scale, form, massing, materiality, and design. The proposed addition would reflect and compliment the range of styles found within the district. The proposed addition reflects the Japanese-inspired character of the neighborhood through culturally-appropriate landscaping at the picket entry garden, the shoji-inspired window detailing, and its materials and finishes.

Standard 10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

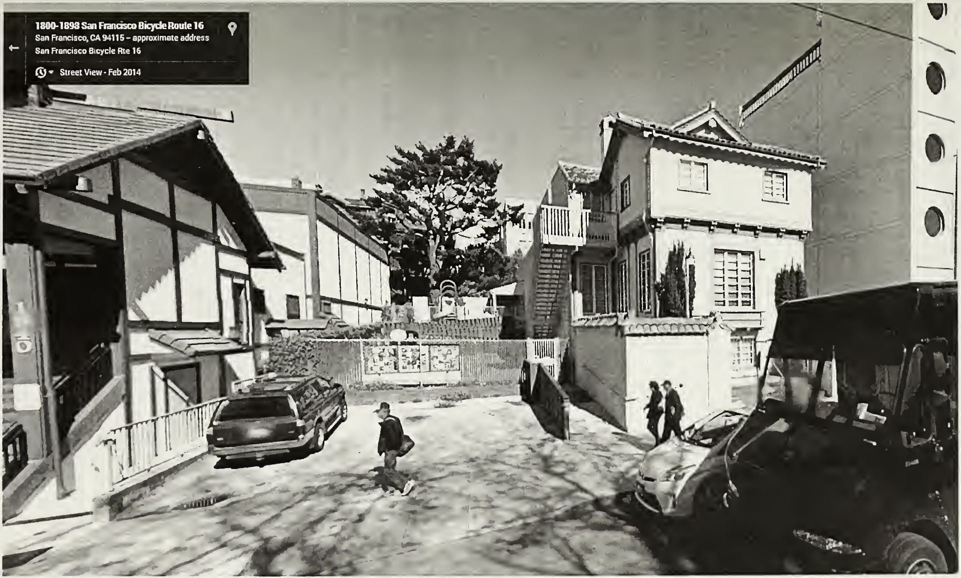
If the proposed addition were to be removed, then the subject building would require repair, but this removal would not impair the integrity of the historic property.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8 6·14

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File


1800-1898 San Francisco Bicycle Route 16
San Francisco, CA 94115 – approximate address
San Francisco Bicycle Rte 16
Street View - Feb 2014

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
104 Retiro Way		0438A/031	
Case No.	Permit No.	Plans Dated	
2013.1739E		9/6/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Fourth Floor vertical addition, rear yard stair enclosure addition.			

/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☒	Category A: Known Historical Resource. **GO TO STEP 5.** -Per HRER Dated 4/30/2014
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Please refer to HRER part II, dated 7/24/2014
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 7/30/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☐ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
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Date	July 24, 2014
Case No.:	**2013.1793E**
Project Address:	**104 Retiro Way**
Zoning:	RH-3 (Residential, House, Three-Family) 40-X Height and Bulk District
Block/Lot:	0438A/031A
Date of Review:	May 14, 2014 (Part I) July 24, 2014 (Part II)
Staff Contact:	Alexandra Kirby (Preservation Planner) (415) 575-9133 alexandra.kirby@sfgov.org Jeanie Poling (Environmental Planner) (415) 575-9072 jeanie.poling@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

104 Retiro Way is located on the southeast side of Retiro Way between Casa Way and Fillmore Street in the Marina District. The property is located within a RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District.

104 Retiro Way was constructed in 1929 by carpenter Severin Steinauer. The subject building is a two-story-over-garage, wood-frame, single family residence designed in the Spanish Eclectic Style. The building features a flat roof with a hipped parapet clad in Spanish clay tile. The building's front (west) façade is clad in textured stucco and divided into two structural bays, defined by a stair and recessed entry at the southern portion and the garage and a projecting volume at the northern portion. The false-hipped roof is clad in Spanish clay tile with a shallow parapet. A gabled chimney is located at the far north corner of the roof.

The character-defining features of the subject property include the following:

- Two-story-over-garage height;
- Rectilinear massing of the building;
- Truncated hipped roof with red Spanish clay tile;
- Textured stucco siding;
- Wood-framed casement windows;
- Brick entry stair well.

The subject property at 104 Retiro Way is not listed on any other local, state or national registries. The property was found to be individually eligible for listing in the California Register of Historic Places under Criterion 3 (Architecture) for the purposes of CEQA according to the Supplemental Information Form submitted by the project sponsor and staff research, per the Historic Resource Evaluation Response, Part I, completed on May 14, 2014 (Case No. 2013.1739E).

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: February 24, 2014

Project Description

104 Retiro Way is a two-story-over-garage, single-family residence constructed in 1929 by carpenter Severin Steinauer. The residence is designed in the Spanish Eclectic architectural style. The proposal is to construct a fourth floor vertical addition set back approximately five feet from the primary façade and to construct a roof deck above the proposed fourth story. The proposed vertical addition would be nine feet tall, rising approximately five feet above the existing parapet with a three-foot deep bay capped with a Spanish clay tile roof projecting from the west façade. An internal staircase at the north wall would provide access to the roof deck above. The façade would feature a utilitarian design with no decorative features and stucco cladding. The roof deck would feature a 42-inch high glass railing setback an additional four feet from the west wall.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*), and will not cause a significant adverse impact to the resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project proposes no change of use from the existing single-family residence and no changes are proposed to the primary façade of the building. The building's spatial relationship to the neighborhood and surrounding district will not be altered as the addition is setback to make it minimally visible from the public right-of-way. There are a number of four-story apartments as well as fourth story additions on the subject block; therefore the proposed project is not setting a new precedent on the subject block.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

All aspects of the historic character of the historic building will be retained and preserved and no character-defining materials or architectural elements that characterize the property will be impaired or removed. The vertical addition will be made minimally visible due to its height and set back, designed to keep the addition from being visible from a 45-degree angle or greater.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3.
Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Conjectural elements are not a part of the proposed project. The proposed addition is constructed of contemporary yet compatible materials in a subordinate and minimally visible design. The use of Spanish clay tile is intended to tie the roof of the projecting bay into the existing aesthetic of the clay tile roof along the parapet and to provide a suitable material for the sloped roof, but the element will remain minimally visible from the public right-of-way.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.
Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project would not remove or alter distinctive features, finishes, or elements that express distinctive craftsmanship.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.
New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project involves the construction of a 418 square-foot addition on the roof of the existing residence, set back five feet from the primary (west) façade. The proposal additionally proposes to construct a roof deck on the new fourth story roof, which would include a 42"-high glass railing set back a total of 12 feet, 6 inches from the primary facade. The proposed addition will not remove or alter any historic materials and would feature a simple, utilitarian design constructed of compatible yet contemporary materials with no conjectural elements.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed addition were removed, there would be no significant impacts to the historic structure or the eligible historic district. In the unlikely event of the removal of the proposed alteration, the integrity of the historic property or district would not be impaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7-29-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

AK: G:\Preservation\104 Retiro Way_2013.1739E\104 Retiro_Part II.doc

SAN FRANCISCO
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Historic Resource Evaluation Response

Date May 14, 2014
Case No.: **2013.1739E**
Project Address: **104 Retiro Way**
Zoning: RH-3 (Residential, House, Three-family)
40-X Height and Bulk District
Block/Lot: 0438A/031A
Date of Review: April 30, 2014 (Part I)
Staff Contacts: Alexandra Kirby (Preservation Planner)
(415) 575-9133
alexandra.kirby@sfgov.org
Jeanie Poling (Environmental Planner)
(415) 575-9072
jeanie.poling@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

104 Retiro Way is located between Casa Way and Fillmore Street in the Marina District. The property is located within a RH-3 (Residential, House, Three Family) Zoning District and a 40-X Height and Bulk District. The subject building is a two-story-over-garage wood-frame Spanish Eclectic-style building constructed in 1929 by carpenter Severin Steinauer. The building's front (west) façade is clad in textured stucco and divided into two structural bays, defined by a stair and recessed entry at the southern portion and the garage and a projecting volume at the northern portion. The false-hipped roof is clad in Spanish clay tile with a shallow parapet. A gabled chimney is located at the far north.

The primary entrance is accessed via an angled brick stair with a stepped stucco wall; beneath the stairway is a wood service door featuring a Spanish Colonial arch. The first story features a large casement window with two two-over-four, wood frame windows. A small niche below provides light to the garage level. The entry door is roughly centered on the building, with a large arch over the recessed wood door. The second story is defined by a slight projection over the first story supported by wood brackets. The stucco siding is arched between each of the brackets, providing a unique dentilated element. Above, a casement window looks out onto Retiro Way and to the far north side of the façade is another small, single pane window.

The second bay features an original wood garage door at the street level with a broad arch above. At the first story, a large window is centered on the bay with two casement windows, each featuring two one-over-four lights. Above the window is a wood decal set into the stucco with Spanish Colonial arches centered above each of the window openings. At the second story, two additional one-over-three casement windows are centered on the façade. On the north and south faces of the projecting bay are additional wood casement windows.

Pre-Existing Historic Rating / Survey

The subject property at 104 Retiro Way is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1930).

Neighborhood Context and Description

The Marina neighborhood is characterized by multiple-unit apartment buildings intermixed with single-family dwellings and commercial corridors along Lombard Street and Chestnut Street. The neighborhood is bounded by Marina Boulevard to the north, Lombard Street to the south, Van Ness Avenue to the east and the Presidio to the west. The predominant architectural styles are Mediterranean Revival, Spanish Eclectic, and other Period Revival style buildings.

Prior to development, the Marina District was predominantly marshland. The area was known as Harbor View and was the site of roughly 400 scattered commercial and residential buildings with no systematic development. The land is situated between the City's two military facilities, the Presidio and Fort Mason. In 1915, the Panama-Pacific International Exhibition (PPIE) was held on the site, which was filled with dredged materials and debris from the 1906 earthquake, yielding roughly 635 acres of developable land.[1] The international event spurred the extension of rail and streetcar lines to the area to connect it to downtown; this increased accessibility to the area and prompted development before and after the PPIE. The first large-scale residential development occurred in the Marina in the early 1920swhen several large land holdings were sold to real estate developers. By 1930, approximately 75% of the Marina's parcels were built out, housing roughly 25,000 people.[2] The construction of the Golden Gate Bridge in 1937 had a dramatic effect on the marina District, spurring the widening of Lombard Street to accommodate the increased traffic flow of U.S. Route 101 and attracting motels and auto-related businesses to the area.

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[1] JRP Historical Consulting Services. *Historic Architectural Survey Report: Doyle Drive Project.* Prepared for Parsons-Brinckerhoff and San Francisco County Transportation Authority on August 29, 2002.

[2] Ibid.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: ca. 1929	Period of Significance: 1925- 1940 ☒ Contributor ☐ Non-Contributor

Based on the information provided by the applicant and additional research conducted by Planning Department staff, the Department finds that the subject property appears to be eligible for inclusion on the California Register as an individual resource under Criterion 3 (Architecture) as well as a contributor to an eligible historic district. No formal survey has taken place to assess potential historic districts within the Marina District.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
There is no information provided by the applicant or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Although the neighborhood is indirectly related to the 1915 PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event. The subject building was constructed in 1929, during the period (1925 – 1940) when the Marina District was largely constructed following the PPIE. This pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Therefore, the building does not appear to be eligible for listing under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past;
Research does not indicate that any of the owners or others associated with the subject property were historically significant persons in our local, regional, or national past. The first owners of the residence were Edward and Josephine Mero, a Shipping Agent and government clerk, respectively. The property

was sold in 1949 to Angelo Sabella, who owned Sabella's Restaurant in Marin, while his brother and father owned Sabella's at Fisherman's Wharf in San Francisco. The property remained in the Sabella family until 2006. The Mero and Sabella families do not appear to be of local, regional or national significance.

Therefore, the building does not appear to be eligible for listing under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
104 Retiro Way exhibits a high degree of architectural merit, and appears to rise to the level of individual significance and eligibility at the local and state levels. It is a distinct example of the Spanish Eclectic style, expressing characteristic features with rich embellishments. The building appears to retain a high degree of architectural integrity, with no known alterations or additions to the primary facade. Additionally, the building is representative of the single-family residences that were being constructed in the immediate vicinity during the late 1920s through early 1930s.

The builder of the subject property was Severin Steinauer, who appears to be listed as the builder for the neighboring property at 100 Retiro Way as well. Little is known about Steinauer, a Swiss immigrant who was listed as a carpenter/contractor from the 1910s through the 1940s. Steinauer does not appear to be a master builder. Overall, the subject property appears to be eligible for individual listing in the California Register under Criteria 3 (Architecture) for the quality of its design.

Furthermore, the subject property is located in a row of three Mediterranean Revival residences that are strongly linked through their architectural design. While there are no original water records or building permits for the property at 100 Retiro Way, the 1931 *Buildering & Engineering News* lists Steinauer as the builder of two adjacent properties located on Retiro Way. 100 Retiro Way mirrors the design of the subject building, featuring a sweeping entry stair railing, squared brackets beneath the projecting second story bay, and a front-facing gable with rustic brackets. The two properties also share an odd-shaped triangular lot at a bend in the road, which was divided into two equal triangular lots for the development of the two residences. The Assessor's office lists the date of construction of 100 Retiro Way as 1925, although no records were found to verify the date. To the immediate south of the subject property, stands 120 Retiro Way, an additional Spanish Eclectic Revival residence constructed in 1929. The builder of this property was Andrew Christiansen. Like its neighbors, this property features two-story-over-garage massing, multi-pane wood casement windows, a red clay tile roof, and numerous distinctive details. Collectively, this cluster of three Spanish Eclectic residences appears to be a strong micro-district that appears eligible for listing as an historic district.

Overall, 104 Retiro Way appears eligible for listing under Criterion 3 as an individually significant building as well as a contributor to an eligible historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained integrity from the period of significance noted in Step A (1895 - 1963):

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

104 Retiro Way retains a high degree of its integrity and continues to convey its individual significance.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject building include:

- Two-story-over-garage height;
- Rectilinear massing of the building;
- Truncated hipped roof with red Spanish clay tile;
- Textured stucco siding;
- Spanish Eclectic ornamentation, including a gabled chimney and various arch motifs;
- Wood-framed casement windows.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-23-14

Tina Tam, *Senior Preservation Planner*

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2014.0543E
Project Title:	**4621 19th Street**
Zoning:	RH-2 (Residential House, Two Family) 40-X Height and Bulk District
Block/Lot:	2701A/019
Lot Size:	2,748 square feet
Project Sponsor:	David Bushnell; 450 Architects, Inc. (415) 546-0450
Staff Contact:	Erik Jaszewski (415) 575-6813 Erik.Jaszewski@sfgov.org

PROJECT DESCRIPTION:

P1

8/11/14

The project site, 4621 19th Street (Assessor's Block 2701A, Lot 019), is located mid-block between Yukon and Seward Streets in the Castro/Upper Market neighborhood. The site is a steep, rectangular lot on a slope of approximately 30 percent. The existing wood-framed building consists of a three-story, 1,740 square-foot single-family home constructed in 1950, with a two-car parking garage on the ground floor. The project proposes alteration to the home's façade including garage door consolidation and moving and replacing windows, among other modifications to features and materials.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)).

GOVERNMENT
DOCUMENTS DEPT

AUG 21 2014

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

J. Wise for

Sarah B. Jones
Environmental Review Officer

August 11th, 2014
Date

cc: David Bushnell, Project Sponsor
Tina Chang, Current Planner
Alexandra Kirby, Preservation Planner
Supervisor Wiener, District 8 (via Clerk of the Board)

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

In addition, the proposed project involves rear horizontal expansion at all three levels of the existing building, creating additional storage and living spaces. Internal entry stairs would be constructed to the second floor, where a new in-law unit would connect to the existing home. The project also proposes a one-story vertical addition and accompanying roof deck, further expanding the living space to the fourth floor. The vertical and horizontal additions would add a combined area of 1,290 square feet, resulting in a 3,030 square-foot building.

The project is designed as a high-performance green building to meet the International Passive House (IPH) Standard[1] as well as the Build it Green—Green Point Rated Guidelines.[2] The proposed green building design features would include but are not limited to air-tight insulation, high-performance windows, resource-efficient landscaping, grey-water irrigation, photovoltaic electricity, solar hot water heating, recycled and environmentally-friendly building materials, and high-efficiency appliances.

Project Approvals

The proposed project would require the following approvals:

- **Building Permit** *(Department of Building Inspection).* The proposed project would require approval from DBI for a building permit.

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. The proposed project involves alteration of a building constructed in 1950, which is considered a Category B – potential historic resource by the Planning Department. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 4621 19th Street is an historic resource as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

---

[1] The International Passive House Standard incorporates energy efficient design features to create a well-insulated, virtually air-tight building that is passively heated by sunlight, electrical equipment, and human habitation, minimizing external energy losses.

[2] Green Point Rated Guidelines incorporate Bay Area best practices in green building to improve energy efficiency, resource conservation, indoor air quality, water conservation, and local community.

The 4621 19th Street site contains a three-story-over-garage, wood frame, residential building constructed in 1950. The modern vernacular building is clad in stucco and features a flat roof with a projecting flat cornice. The property is not associated with any historic trends or events. None of the owners or occupants have been identified as important to history. The property is neither the work of a master architect or builder, nor does its architecture possess high artistic value. The site is located in a neighborhood of eclectic style with buildings ranging in age from 59 to 106 years old, and much of the neighborhood consists of tract housing typical of 1920s San Francisco development. Finally, the project site is not located in an identified historic district.

In light of the above, the subject property is neither eligible for listing in the California Register under any criteria, nor individually eligible as part of an historic district. Planning Department staff has thus determined the property at 4621 19th Street is not an historical resource as defined by CEQA.[3] Therefore, the proposed project would not have a significant impact related to historic resources.

Biological Resources. The San Francisco Board of Supervisors adopted Standards for Bird-Safe Buildings, Planning Code Section 139, on July 14, 2011. The Standards for Bird-Safe Buildings include guidelines for use and types of glass and façade treatments, wind generators and grates, and lighting treatments. The standards impose requirements for both location-related hazards and feature-related hazards. The project site is within 300 feet of the Kite Hill Open Space park, designated as an Urban Bird Refuge;[4] as such, the proposed project would be subject to the Standards for Bird-Safe Buildings. Therefore, the project would not result in significant impacts on birds due to bird strikes.

Geology. The proposed project is located on a parcel with a slope of approximately 30 percent, and includes excavation to a depth of approximately nine feet below grade. The project site is not in a Special Geologic Study Area as shown in the Community Safety Element of the San Francisco Master Plan.[5] The project sponsor has provided a geotechnical investigation report prepared by a California licensed geotechnical engineer, which determined the site to be geologically suitable for the proposed project.[6]

The investigation involved a reconnaissance of the site and vicinity; a review of geotechnical and geologic data pertinent to the project area; a reconnaissance of an open excavation site to the west; and geotechnical interpretation and engineering analyses. The recommendations contained in the report include but are not limited to: (1) All organic surface material and debris shall be stripped to sufficient depth; (2) Cleared and stripped materials shall be removed from the site; (3) Excavation and foundation installation shall occur during dry months; (4) Temporary slopes shall be constructed during excavation operations; (5) Exposed subgrade areas shall be properly prepared to receive fill; (6) Positive surface drainage shall be provided adjacent to the building; (7) the structure shall be supported on a heavily-reinforced Mat foundation; (8) Any retaining walls that are constructed shall be designed to resist lateral earth pressures; and (9) All building retaining walls shall be thoroughly water-proofed. The project sponsor has agreed to implement the geotechnical report's recommendations, subject to review by Department of Building Inspection (DBI).

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[3] *Preservation Team Review Form: 4621 19th Street.* Alexandra Kirby. July 24, 2014. A copy of this document is attached.

[4] An Urban Bird Refuge is an open space greater than two acres that is dominated by vegetation, forest, meadows, grassland, water features, wetlands, open water, or green rooftops.

[5] This map indicates areas in which one or more geologic hazards exist.

[6] John Campbell + Associates. *Geotechnical Investigation, Proposed Foundation Improvements 4621 19th Street San Francisco, CA.* November 5, 2013. This report is available for review as part of Case No. 2014.0543E.

The final building plans would be reviewed by DBI. In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess site-specific requirements. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed.

The project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review background information including the geotechnical investigation report to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class

State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for up to 10,000-square-foot additions to existing structures provided that (1) Public services and facilities are available to allow for maximum development permissible in the General Plan; and (2) The area in which the project is located is not environmentally sensitive. The project involves additions of approximately 1,290 square feet, under the 10,000 square-foot limit; therefore, the project qualifies for exemption from further CEQA review under Class 1.

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
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CA 94103-2479

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Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	7/24/2014	**Date of Form Completion**	7/24/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	4621 19th Street	
Block/Lot:	Cross Streets:	
2701A/019	Clover lane and Yukon Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0543E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/23/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by the applicant.

The proposal is to fully remodel the existing single-family residence into a two-unit building, add a third story addition, and fully redesign the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

4621 19th Street was constructed in 1950 by builder Ross Paratore of the Independent Construction Company, according to its original building permit. The first owner of the property was Don L. Bradley, who lived at the subject property until 1956. Mr. Bradley's occupation is unknown. The property was then transferred to Frank Paratore, the brother of the builder. The property continued to change hands numerous times throughout the 1960s until it was purchased by pathology laboratory technician John R. Manning. Little is known about the Paratores and the Independent Construction Company, although it appears that the subject building is one in a tract of five nearly identical residences constructed by the company between 1949 and 1951.

The subject property is a two-story-over-garage, wood frame, residential building located on the south side of 19th Street in the Upper Market neighborhood. The vernacular modern style building features a flat roof with a projecting flat cornice and is clad entirely in stucco. The main entrance features a tunnel entry with a straight stair, enclosed by a metal gate. The fenestration at the second and third stories features a row of five vinyl windows that alternate between fixed-pane and double-hung. A small balcony extends from the eastern portion of the third story. The building retains a high degree of integrity as few alterations have taken place; the only known alteration to the primary facade has been the replacement of all windows in 2006.

Based on historic research provided by the applicant and preservation planning staff, 4621 19th Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The property is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property is not the work of a master architect or builder, nor does its architecture possess high artistic value.

The immediate neighborhood is residential and eclectic in style. Construction dates range from 1908 to 1955, although much of the block appears to be composed of 19205 builder tracts, aside from the subject row. Overall, 4621 19th Street does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	7-25-2014

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2014.0048E**
Project Title:	**50 Fell Street**
Zoning:	C-3-G (Downtown-General) Use District 120/200-R-2 Height and Bulk District
Block/Lot:	0814/010
Lot Size:	13,076 square feet
Project Sponsor:	Kristine Mummert Adamow – Urban Field Group (415) 844-0530, krissy@urbanfieldgroup.com
Staff Contact:	Melinda Hue – (415) 575-9041 Melinda.Hue@sfgov.org

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P41
#1
8/12/14

PROJECT DESCRIPTION:

The project site is located on the north side of Fell Street on the block surrounded by Fell, Polk, and Hayes Streets and Van Ness Avenue within the Market and Octavia Plan Area in San Francisco's Downtown/Civic Center Neighborhood. The 13,076-square-foot project site contains an approximately 68-foot-tall 22,288-square-foot building that is two to three stories, over a basement, with a courtyard along Fell Street. The existing building and associated courtyard, constructed in 1931, is a designated

(continued on the next page)

EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

GOVERNMENT
DOCUMENTS DEPT

AUG 21 2014

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PUBLIC LIBRARY

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

U. Wise for
Sarah B. Jones
Environmental Review Officer

August 12th, 2014
Date

cc: Kristine Mummert Adamow, Project Sponsor
Kelly Wong, Current Planner and Preservation Planner
Supervisor Jane Kim, District 6 (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

Category 1 (Significant) building under Article 11 of the San Francisco Planning Code; therefore, the property is considered a known historic resource (Category A) by the San Francisco Planning Department. The existing building was previously occupied by the New College of California Law School. The proposed project would involve the rehabilitation and reuse of the existing building for a Montessori preschool/daycare center operated by LePort Schools. Enrollment for the current (Fall 2014-2015) program would include 206 children, comprising of about 50 toddlers (ages 2 – 3 years old) and about 156 primary/preschool children (ages 3 – 6 years old). Future enrollment would include the addition of up to 27 infant children (ages 0 – 2 years old), resulting in a maximum enrollment of 233 children at the school. The proposed project would include up to 22 teachers and up to four administrative staff.

The proposed preschool/daycare would operate year round (except for holidays), daily from Monday through Friday, between the hours of 7:00 a.m. and 6:00 p.m. Regular classroom instruction hours would occur between 8:30 a.m. through 3:00 p.m. Afterschool programs (which would involve arts, dance, and sports activities) would occur between 3:00 p.m. through 4:00 p.m. and an "extended care" program would occur from 3:00 p.m. through 6:00 p.m. These afterschool and "extended care" programs would only be available for students enrolled in regular classroom instruction and not the general public. Proposed student drop-off times would be from 7:00 a.m. through 9:30 a.m. daily. Within this 2.5 hour drop-off period, primary/preschool children are anticipated to arrive at the school by 8:30 a.m., toddlers by 9:00 a.m., and infants between 9:00 a.m. and 9:30 a.m. Proposed student pick-up times would include a midday pick-up period (between 12:00 p.m. to 12:15 p.m.), as well as an afternoon to early-evening pick-up period (between 3:00 p.m. to 6:00 p.m.).

The existing building at the project site is L-shaped and encloses a front courtyard located along Fell Street. The north wing of the building is situated at the rear of the project site, facing the courtyard and the east wing of the building is situated on the east side of the project site, facing the courtyard with some building frontage along Fell Street. Access into the existing building is through the courtyard. The proposed project would involve the following alterations to the property:

- Seismic upgrades that would include new steel brace frames and spread footings for the east wing of the building and a new concrete footing for the north wing of the building, which would involve excavation of up to a maximum of three feet below ground surface (bgs) and excavation of up to 60 cubic yards of soil;
- Tenant improvements within the existing building envelope to create new classroom spaces;
- Removal of an existing non-historic entry door and modification of an existing historic window to create a new door on the western façade (which faces onto the courtyard) of the building's east wing;
- Modification of an existing historic window to create a new door on the southern façade (which faces onto the courtyard) of the building's north wing;
- Removal of an existing non-historic ramp and stairs, and the construction of a new ramp, stairs, and elevated walkway along the eastern portion of the courtyard;

- Partial removal of an existing non-historic retaining wall and non-Americans with Disabilities Act (ADA)-compliant ramp, and construction of a new ADA-compliant ramp along the western portion of the courtyard;
- Reconstruction of a new brick wall with fence to replace the missing sections of the existing historic brick wall with a fence that's currently along the main frontage of the project site on Fell Street;
- Removal of a non-historic chain link gate and the installation of a new gate along the main frontage of the project site on Fell Street;
- Installation of new landscaping and site furniture in the courtyard for a new playground area;
- Removal of an existing 12-foot-wide curb cut and installation of a new curb along Fell Street in front of the project site; and
- Installation of a 126-foot-long passenger loading zone along Fell Street in front of the project site.

Project Approvals

The proposed project would require the approval of a Major Permit to Alter by the Historic Preservation Commission (HPC), approval of a Minor Permit to Alter by Planning Department Preservation staff, and the issuance of the building permit by the Department of Building Inspection (DBI).

Approval Action: If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the C-3-G use district, where the proposed daycare use is permitted. Additionally the proposed project would not involve the expansion of the existing 68-foot-tall building envelope and thus would not exceed the project site's 120/200-R-2 height and bulk limit.

The proposed project would be consistent with all other applicable policies and standards associated with the project site's existing General Plan and zoning designations.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.3-acre (13,076-square-foot) project site is located within a fully developed area of San Francisco. The surrounding area consists of residential and commercial uses. Thus, the proposed project would be properly characterized as infill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The 13,076-square-foot project site is located within a densely developed urban area and contains a building. The courtyard is partially paved and includes an area that was previously a grass lawn but is now covered in tanbark, with some shrub landscaping and trees around the perimeter. The project site has no habitat value for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic. The project site is located on a block bound by Hayes, Polk, Fell Streets and South Van Ness Avenue. The project site is about a 10-minute walk from the Civic Center BART and Muni Station and about a three-minute walk from the underground Van Ness Muni Station (stop for all Muni light rail lines). The project site is also served by several Muni bus routes (21-Hayes, 47-Van Ness, 49-Mission/Van Ness) and the above-ground light rail (F) along Market Street. Bicycle facilities within the vicinity of the project site consist of bicycle routes along Polk Street (Route 25), Page Street (Route 32), Grove Street (Route 20), and Market Street (Route 50).

According to the Transportation Technical Memorandum (Memorandum)[1] prepared for the project, the proposed project at 50 Fell Street is anticipated to generate approximately 518 daily person trips (inbound and outbound). Based on survey results of current staff members, it is estimated that about seven faculty/staff members would drive their own private vehicle to and from the project site on the daily basis and 19 faculty/staff members would utilize existing public transportation (i.e., Muni, BART), or other modes of transportation (i.e., walk, bike). Since the proposed project would not include on-site parking, the seven faculty/staff members that would drive to and from the project site would have to park their vehicles in nearby on-street parking spaces or off-street parking facilities. Therefore, the 14 daily faculty/staff vehicle trips would most likely not be traversing Fell Street to the project site.

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[1] CHS Consulting Group. *50 Fell Street-Transportation Technical Memorandum-Final,* August 5, 2014. This document is available for review as part of Case File No. 2014.0048E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

For future students, it is assumed that 90 percent of future students would be dropped off at and picked up from the project site via private vehicle (no carpooling) and that the other 10 percent would utilize other means of transportation (i.e., public transportation, bicycling, walking from place of residence or parent's place of employment).

Based on surveys of other schools in San Francisco, the reason most students are driven to those schools is that their parent/guardian needs to use their private automobile in order to travel to their place of employment so they drive their student(s) to school first as a matter of convenience. Parents of students who are employed nearby (at places such as Twitter, Uber, Yammer, Square, City and County of San Francisco offices, etc.) would most likely park at an off-street parking facility for the day and walk their child over to the project site for drop-off and then walk to the project site for pick-up and then to the off-street parking facility to their car. There are numerous off-street parking facilities located in the project vicinity, such as at Market Square/Twitter, 69 Polk Street, 101 and 150 Hayes Street, Fox Plaza, and Goodwill. Additionally, there are several high-density multi-family residential developments within a five-minute walking distance, such as Argenta and Nema, and it is possible that some families would be living within walking distance of the project site. Therefore, the mode split assumption of 90 percent private auto for future students is a fairly conservative assumption, considering the proximity of employers and residences.

Assuming approximately 90 percent of students would be dropped off and picked up via private vehicle, the proposed project would generate approximately 210 daily student vehicle trips (estimated 105 vehicles during the morning and 105 vehicles during the afternoon/early evening). Approximately 105 vehicle trips would be dispersed during the morning drop-off period between 7:00 a.m. and 9:00 a.m. The 105 vehicle trips during the afternoon pick-up period would occur during the midday pick-up period (between 12:00 p.m. and 12:15 p.m.) and the afternoon to early-evening period, dispersed between 3:00 p.m. and 6:00 p.m., for afterschool activities and extended care. The proposed project would include a 126-foot-long passenger-loading zone (for approximately 6 vehicle spaces) along Fell Street, which would accommodate anticipated vehicle queues during the drop-off and pick-up periods.

Furthermore, the project sponsor has proposed to implement the following improvement measures to facilitate drop-off and pick-up activities:

- Develop a Transportation Management Plan to provide guidelines for student drop-off and pick up procedures;
- Appoint a Transportation Demand Management (TDM) Coordinator to oversee and promote the implementation of various TDM programs and measures, such as the modification of the aforementioned Transportation Management Plan as needed;
- Appoint a student drop-off/pick-up coordinator to manage faculty and staff assisting parents/guardians during drop-off/pick-up activities, monitor queues within the proposed passenger loading zone along Fell Street, and enforce restricted dwell times for any stopped/parked vehicles within the loading zone;

- Develop a student drop-off and pick-up monitoring program to observe drop-off/pick-up activities, coordinate student-pick up to facilitate moving the student(s) to parent's vehicles in a timely manner, and perform necessary improvements and adjustments to drop-off/pick-up procedures as necessary;
- Incorporate a mobile application (including guidelines on how to safely use the mobile application) into the coordinated student pick-up program;
- Stagger student drop-off periods to better distribute traffic;
- Develop a shared parking agreement with nearby parking facilities; and
- Establish Freight/Delivery Hours of Operation.

Overall, the estimated addition of 105 vehicle trips traveling to and from the project site during student drop-off (AM) and pick-up (PM) periods would result in a less-than-significant impact to existing transportation and circulation conditions. The improvement measures (discussed above) to be implemented by the Project Sponsor would further reduce these less-than-significant impacts to the nearby transportation network and the users of existing transportation facilities.

Noise. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The proposed project would not cause a doubling in traffic volumes. Therefore, project operations would not result in a substantial increase in the ambient noise level at the project vicinity and this would be a less-than-significant impact. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of the day and would be intermittent and temporary in nature. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise level would exceed the ambient noise level by five dBA at the nearest property, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project sponsor would be required to comply with these measures; therefore the project would result in less-than-significant impacts related to construction noise.

The Land Use Compatibility Chart for Community Noise in the San Francisco General Plan, Environmental Protection Element specifies the compatibility of different land use types and their location within a range of ambient noise levels. For noise-sensitive uses such as schools, noise exposure is considered "satisfactory with no special noise insulation requirements" where the noise level is 65 dBA Ldn (a day-night averaged sound level) or less. The proposed project would involve the siting of a proposed new noise-sensitive use (daycare) on a project site where the majority of the site has traffic noise exposure levels of 65 dBA Ldn or less, which is a satisfactory level.

However, the frontage of the project site, including a portion of the existing building's east wing, along Fell Street would be exposed to noise levels between 65 and 70 dBA Ldn. The existing building is comprised of masonry walls with single-glazed windows. According to the California Department of Transportation, the existing building's construction type has the potential to reduce traffic noise levels (outdoor to indoor noise levels) by 25 dBA, or by 10 dBA if the windows are open.[2] Therefore, the noise levels within the classrooms located along the front portion of the existing building's east wing would be lower (by 10 to 25 dBA, depending on whether the building's windows are open or not) than the traffic noise exposure levels of 65 to 70 dBA Ldn. This would be considered a satisfactory noise environment for the proposed daycare use and impacts related to siting of noise-sensitive receptors would be less than signficant. In summary, the project would have less-than-significant impacts related to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO2), sulfur dioxide (SO2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.[3]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed the "Air Pollutant Exposure Zone," was identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM2.5 concentrations greater than 10 micrograms per cubic meter. Land use projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

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[2] California Department of Transportation. *Technical Noise Supplement to the Traffic Noise Analysis Protocol.* September 2013. p. 7-17.

[3] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines,* Updated May 2011. Table 3-1.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate five-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,[4] which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

For the reasons above, the proposed project would result in less-than-significant impacts related to air quality.

Water Quality. The proposed project would not generate substantial wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be subject to the standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would result in less-than-significant impacts related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Other Environmental Concerns

Historic Architectural Resources. The property at 50 Fell Street is designated a Category 1 (Significant) Building pursuant to Article 11 of the San Francisco Planning Code; therefore, the property is considered a known historical resource (Category A) by the Planning Department for the purposes of the Department's CEQA review. The property was previously surveyed and appears eligible for listing in the National Register of Historic Places and California Register of Historic Places. Constructed in 1931, the structure at 50 Fell Street, historically known as the Viavi Building, is comprised of an L-shaped, two- and three-story concrete frame and brick cladded building with steel multi-lite windows, wrought iron balconies, and clay tile roof designed in a Spanish Colonial Revival style by Architect Willis Polk & Co. The property is an individual historic resource under Criterion 3 (Architecture) because it embodies the distinctive characteristics of the late period Mission Revival style and it possesses artistic values in site planning with the provision of a courtyard along Fell Street.

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[4] California Code of Regulations, Title 13, Division 3, § 2485.

According to the Planning Department's Preservation Technical Specialist, the proposed project would involve alterations that would not substantially remove historic materials or spaces that characterize the historic property.[5] The proposed project would involve the alteration of two existing windows to create two new door entrances, one at the east wing and one at the north wing of the building. The construction of the two new door entrances would involve removal of the existing window assembly and removal of a portion of the existing concrete wall. While two character-defining windows would be altered, the proposed doors would be of a contemporary design with muntin profiles similar to the original design of the windows. The proposed ramp, stairs, and elevated walkway assembly would be designed with transparent glazed panels with simple framing and handrail details that are referential to the historic building. The proposed site landscaping and site furniture in the courtyard for a playground would not substantially alter any character-defining features that distinguish the historic property. Additionally, the proposed project would include restoration of the historic foundation base and brick wall currently located in the courtyard, and installation of a new gate that is contemporary in style. Overall, the new elements being proposed are contemporary in design and compatible with the size, scale, and character of the historic property. The proposed project is consistent with the Secretary of the Interior Standards for Rehabilitation, would not substantially alter any character-defining features of the historic property such that it could not convey its significance, and overall would not impair the significance of the historic resource. Therefore, the proposed project would result in a less-than-significant impact on historic resources.

Hazardous Materials. The proposed project would involve excavation of up to three feet bgs and disturbance of approximately 60 cubic yards of soil in a Maher area. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of the Public Health (DPH). In compliance with the Maher Ordinance, the project sponsor submitted a Maher Application to DPH[6] and a Phase I Report[7] was prepared to assess the potential for site contamination. The Phase I Report analysis showed that concentrations of certain hazardous substances exceeded California Regional Water Quality Control Board (RWQCB) residential Environmental Screening Levels (ESL). Additionally according to the Phase I Report, an incinerator was observed in the north wing of the building. As a result, DPH has required the project sponsor to undertake soil remediation at the project site in accordance with a DPH-approved Site Mitigation Plan (SMP) and to clean the incinerator prior to the issuance of any building permit.[8] The project sponsor has agreed to comply with DPH's requirements. The project would therefore result in a less-than-significant impact related to hazardous materials.

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[5] San Francisco Planning Department. *Preservation Team Review Form for 50 Fell Street,* July 29, 2014. This document is available for review as part of Case File No. 2014.0048E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

[6] Urban Field Group, on behalf of LePort Schools. *Maher Ordinance Application,* December 12, 2013. This document is available for review as part of Case File No. 2014.0048E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

[7] RGA Environmental Inc. *Phase I Environmental Site Assessment Report for LePort School,* January 20, 2014. This document is available for review as part of Case File No. 2014.0048E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

[8] San Francisco Department of Public Health. *Request for Site Mitigation Plan, 50 Fell Street, San Francisco, Proposed Preschool SMED 994,* May 14, 2014. This document is available for review as part of Case File No. 2014.0048E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

Geology and Soils. The existing building at 50 Fell Street is located on a site that is relatively flat. A geotechnical report was prepared for the proposed project and includes information gathered from a site reconnaissance, soil borings on the project site and in the project vicinity, and literature review.[9] The soil borings (that went to depths ranging from 13.5 to 31.5 feet bgs) encountered different types of clay, gravel and sand materials. Groundwater was encountered at a depth of 15 feet bgs. The maximum depth of excavation for the proposed project would be up to a maximum of three feet bgs, so groundwater is not likely to be encountered during project construction.

The geotechnical report evaluated the project site for potential fault rupture, lateral spreading and landsliding and found the potential risk to be low. According to the geotechnical report, the site is located in a potential liquefaction zone, though a properly designed and constructed foundation (such as spread footings, mat foundation, or drilled piers) would reduce potential damage from liquefaction. The project sponsor has elected to use a spread footings foundation type, which is one of the recommended foundation types for the proposed project. The project site is in an area that would be exposed to strong earthquake shaking. The Project Sponsor would be required to adhere to the San Francisco Building Code, which specifies seismic design parameters for the design of earthquake resistant structures and would minimize damage from earthquakes. The geotechnical report also includes recommendations covering site preparation and grading, retaining walls, slabs on grade, and geotechnical drainage. Per the geotechnical report, the project site is suitable for the proposed project improvements.

Decisions about appropriate foundation and structural design are considered as part of DBI's permit review process. Prior to issuing a building permit for the proposed project, DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Any potential damage to on-site structures from geologic hazards would be addressed through compliance with the San Francisco Building Code. The project would therefore result in a less-than-significant impact related to seismic and geologic hazards.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on April 18, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. No comments were received from the public in regards to the proposed project.

SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines.

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[9] Earth Mechanics Consulting Engineers. *Geotechnical Investigation for Planned Improvements at 50 Fell Street San Francisco, California,* November 11, 2012. This document is available for review as part of Case File No. 2014.0048E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2014.0691E**
Project Title:	**367 Liberty Street**
Zoning:	RH-1 (Residential House, One-Family) District 40-X Height and Bulk District Dolores Heights Special Use District (35-Foot Height Limit)
Block/Lot:	3605/031
Lot Size:	2,848 square feet
Project Sponsor:	Jill Allen, John Lum Architecture (415) 558-9550 x20
Staff Contact:	Erik Jaszewski – (415) 575-6813 Erik.Jaszewski@sfgov.org

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PROJECT DESCRIPTION:

The project site is one lot located mid-block on Liberty Street between Sanchez and Church Streets in the Castro/Upper Market neighborhood. The subject lot slopes toward Liberty Street at a grade of approximately 35 percent. The existing two-unit, three-story-over-garage building encompasses 2,286 square feet and reaches 37 feet in height, as measured from the lot's average grade. Constructed in 1912, the building contains a one-car garage on the ground floor abutting the Liberty Street right-of-way. The rear portion of the site consists of a concrete patio, accessory cottage, and open space.

(Continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

GOVERNMENT
DOCUMENTS DEPT

AUG 21 2014

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PUBLIC LIBRARY

J. Wise for
Sarah B. Jones
Environmental Review Officer

August 18th, 2014
Date

cc: Jill Allen, Project Sponsor
Gretchen Hilyard, Preservation Planner
Supervisor Scott Wiener, District 8 (via Clerk of the Board)

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The project sponsor proposes approximately 3,500 total square feet of additions to the existing home, which includes 2,200 square feet of living space and 1,300 square feet of garage space to accommodate two additional cars. Rear horizontal expansion of the building would occur at the ground, first, second, and third floors by excavating beneath the existing building envelope to a maximum depth of approximately 35 feet. In order to accommodate the expanded ground, first, and second floors, excavation would occur into the site's 35 percent slope. The existing gabled roof would be replaced by a new fourth-floor living space and flat roof, thereby reducing the existing structure's height by two feet to 35 feet. The fourth floor would be set back in a stepped pattern to follow the lot's existing upward grade, thereby allowing for an attached deck to extend from the fourth-floor living space to the building's frontage. The project sponsor proposes interior alterations to reconfigure the existing units, and exterior alterations to modify the building's appearance and façade. The exterior alterations include: (1) replacing the existing entry steps, garage door, and front doors; (2) enlarging and reconfiguring windows and building projections; (3) replacing the existing wooden clapboard siding with modern materials; and (4) installing a new street tree, vegetative planters, and other various decorative and functional elements. The proposed additions would result in an approximately 5,786-square-foot building with a three-car garage. The proposed structure would reach 35 feet in height.[1]

Project Approvals

Approval Action: The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Resources. The proposed project involves alteration of a building constructed in 1912, which is considered a Category B – potential historic resource by the Planning Department. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 367 Liberty Street is an historical resource as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. A report was prepared by a qualified consultant for the building at 367 Liberty Street to provide information to the San Francisco Planning Department, and to assist in the determination of the historic relevance of the property.[2]

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[1] Planning Code Section 102.12(c) establishes the measurement of height on an upward-sloping lot as the distance from the lot's average grade. A building's height is therefore the greatest distance between the roof and the line denoting average grade.

The 367 Liberty Street site contains a three-story-over-raised-basement, wood frame, multiple-family residence constructed in 1912 in a Vernacular architectural tradition by Harry Ahnefeld, a Berkeley-based contractor. The property does not appear to be associated with any significant historical events. None of the owners or occupants have been identified as important to history. The building is an example of a common Vernacular residence that has undergone many alterations, and is thus not architecturally distinct. The project site is not located within the boundaries of any identified historic districts; furthermore, it is located on a block that exhibits a great variety of architectural styles, building ages, and subsequent building alterations. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

In light of the above, the subject property is neither eligible for listing in the California Register under any criteria, nor individually eligible as part of an historic district. Planning Department staff has thus determined the property at 637 Liberty Street is not an historical resource as defined by CEQA.[3] Therefore, the proposed project would not have a significant impact related to historic resources.

Geology. The project is located on a slope of approximately 35 percent. The project involves excavation to approximately 35 feet below ground surface (bgs) level to accommodate the proposed basement-, first-, and second-floor expansions. A Geotechnical Investigation Report was prepared by a registered professional geotechnical engineer to investigate subsurface soil conditions and determine the suitability of development on the site from a geotechnical standpoint.[4] The investigation involved a reconnaissance of the site and vicinity; sampling and logging one test boring to a maximum depth of 3.5 feet bgs; laboratory testing conducted on selected samples of the earth materials recovered from the borings; a review of published geotechnical and geologic data pertinent to the project area; and geotechnical interpretation and engineering analyses. Results of this investigation are summarized below.

The soil and bedrock conditions encountered generally consisted of very stiff, silty sandy clay overlying sandstone bedrock. Groundwater was not encountered in the borings.

The report noted that the primary geotechnical concerns are construction of improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes.

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[2] *Part I Historical Resource Evaluation, 367 Liberty Street.* Tim Kelley Consulting, LLC. January 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2014.0691E.

[3] *Preservation Team Review Form: 367 Liberty Street.* Gretchen Hilyard. May 28, 2014. A copy of this document is attached.

[4] *Report: Geotechnical Investigation Planned Improvements at 367 Liberty Street San Francisco, CA.* H. Allen Gruen, Geotechnical Engineer. Geotechnical Report January 5, 2014. This report is available for review as part of Case No. 2014.0691E.

The Geotechnical Investigation Report concluded that the site is suitable for the proposed development with incorporation of its recommendations which include but are not limited to: (1) areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter; (2) soft soil locations should be over-excavated and filled with engineered fill; (3) exposed soils to receive fill should be cut, scarified, and compacted; (4) on-site soil is sufficient for fill material; (5) fill should be compacted to at least 90 percent relative compaction; (6) temporary slopes will be necessary during excavations and should be constructed in conformance with OSHA standards; (7) finished cut and fill slopes should be constructed at an inclination not exceeding a 2:1 horizontal to vertical ratio; and (8) care should be taken to adequately support the adjacent improvements. The project sponsor has agreed to implement these measures.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the Geotechnical Investigation report to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction. Therefore, potential damage to structures from geologic hazards such as landslide hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class

State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for up to 10,000-square-foot additions to existing structures provided that (1) public services and facilities are available to allow for maximum development permissible in the General Plan; and (2) the area in which the project is located is not environmentally sensitive. Public services are available to support maximum development on the project site, and the site is not located in an environmentally sensitive area. The project involves an addition of approximately 3,197 square feet, which is below the 10,000-square-foot limit; therefore, the project qualifies for exemption from further CEQA review under Class 1.

Summary

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	5/28/2014

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	367 Liberty Street	
Block/Lot:	Cross Streets:	
3605/031	Church and Sanchez Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0691E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/1/2014

PROJECT ISSUES:

☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated January 2014).

Proposed project: Horizontal and vertical additions, and 2 new parking spaces.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated January 2014) and information found in the Planning Department files, the subject property at 367 Liberty Street contains a 2-story-over-raised-basement; wood frame, multiple-family residence constructed in 1912 in a Vernacular architectural tradition by Harry Ahnefeld, a Berkeley-based contractor. Visible exterior alterations to the building include: conversion from one to two units (1940), construction of a garage at the front of the property and raising the building up 1 story (between 1914 and 1950), construction of the left side basement level entrance (ca. 1976), and removal of original rustic cladding and replacement with wood shingles, and window replacement at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a common Vernacular residence that has undergone many alterations. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Castro/Upper Market neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6-5-2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
17 Temple St.		2646/031	
Case No.	Permit No.	Plans Dated	
2014.1096E		6/24/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. VERTICAL AND HORIZONTAL ADDITION TO A TWO-STORY, SINGLE-FAMILY RESIDENCE.			

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STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling

No excavation.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7: **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/20/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Allison Vand

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vandeslice	**Signature or Stamp:** Allison Vand 9/9/2014
Project Approval Action: ~~Select One~~ Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	8/20/2014	**Date of Form Completion**	8/20/2014

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	17 Temple	
Block/Lot:	Cross Streets:	
2646/031	Saturn and 17th streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.1096E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	04/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	The proposed project consists of vertical and horizontal addition to an existing single-family home. A Historic Resource Evaluation (HRE) report prepared by VerPlanck Historic Preservation Consulting (dated 4/2014) was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the HRE report prepared for the subject property, 17 Temple Street is not an historical resource under CEQA. Constructed around 1892, the subject property consists of an one-story-over-basement, wood-frame, single-family home that has been substantially remodeled. The subject building was moved from the rear to the front of the lot around 1910, the garage was added at that time and the building was stripped and clad in shingles in the late 1970s.

The subject property stands in the Corona Height area of the Castro/Upper Market neighborhood. The initial residential development of the area occurred in the 1880s and the subject property does not appear to be significant in the early development of the neighborhood nor does it appear to be associated with other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

While originally constructed around 1892, the exterior of the subject building has been remodeled and has been stripped of the majority of its Victorian-era architectural details. Therefore, the building is not a good example of a type or period. No architect or builder was identified for the original construction of the building. Therefore, the subject property is not significant under Criterion 3.

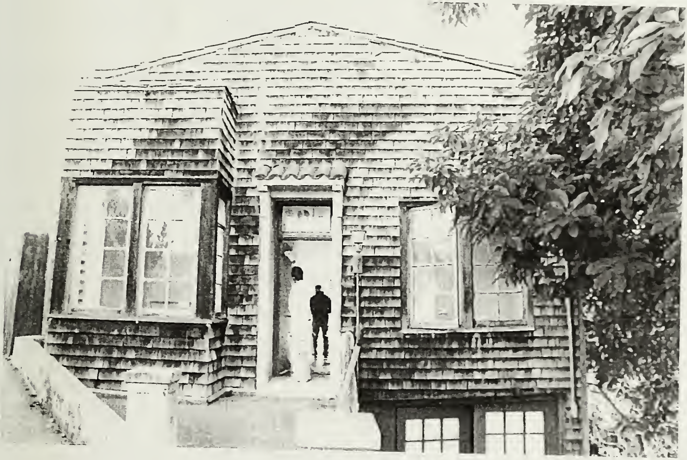
The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property does not contribute to an eligible or identified historical district. Temple Street is a short one-block residential street with properties constructed between the 1890s and the 1970s, with most building in the 1920s. The street does not retain the cohesion or integrity necessary to qualify as an historical district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-8-2014

17 TEMPLE STREET

San Francisco, California



April 2014

Prepared by

VerPlanck
HISTORIC PRESERVATION CONSULTING

San Francisco, California

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

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Case No.:	**2013.0205E**
Project Title:	**395 26th Avenue**
Zoning:	NCD (Outer Clement Street Neighborhood Commercial) District 40-X Height and Bulk District
Block/Lot:	1407/017
Lot Size:	4,366 square feet
Project Sponsor:	Alice Barkley – McKenna Long & Aldridge LLP (415) 356-4635
Staff Contact:	Christopher Espiritu – (415) 575-9022 Christopher.Espiritu@sfgov.org

PROJECT DESCRIPTION:

The proposed project would include the demolition of an existing two-story residence, subdivision of the existing lot into two lots (Lots A and B), and the construction of two new buildings with a total of six (6) dwelling units, seven off-street parking spaces within two at-grade parking garages, and approximately 851 square feet (sq ft) of retail space in Lot A only. The proposed mixed-use building (Lot A) would be approximately 7,533 gross square feet (gsf) and 45-feet in height. The proposed residential building (Lot B), would be approximately 5,667 gsf and 40-feet in height. The project site is located on the block bounded by California Street to the north, Clement Street to the south, 26th Avenue to the east, and 27th Avenue to the west, within the Outer Richmond neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

GOVERNMENT
DOCUMENTS DEPT

SEP 16 2014

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

August 26, 2014
Date

cc: Alice Barkley, Project Sponsor
Christine Lamorena, Current Planner
Allison Vanderslice, Preservation Planner
Historic Preservation Distribution List
Supervisor Mar, District 1 (via Clerk of the Board)
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed mixed-use building on Lot A would consist of an 851-sq-ft ground floor retail space, three (3) three-bedroom units, an at-grade garage containing four (4) off-street vehicle parking spaces (stackers), three (3) Class I bicycle parking spaces, and two (2) Class II bicycle parking spaces, and a roof deck for common open space. The proposed residential building on Lot B would consist of three (3) dwelling units (one (1) three-bedroom townhouse and two (2) three-bedroom flats), and an at-grade garage consisting of three (3) vehicle parking spaces, with three (3) Class I bicycle parking spaces. Pedestrian access to the ground-floor retail space and residential lobby on Lot A would be through entrances located on 26th Avenue. Main pedestrian access to the residential building on Lot B would be from a ground floor lobby on Clement Street. Vehicular access to the at-grade parking garages for both buildings would be located on 26th Avenue.

Project Approvals

The proposed project would require the following approvals:

- Conditional Use Authorization (Planning Commission) – The proposed project would require the approval of a Conditional Use Authorization from the Planning Commission for the demolition of an existing building that would result in the loss of one or more Residential Units and to approve an application for a replacement building, as defined under Planning Code Section 317(c).
- Variance (Zoning Administrator) – The proposed project would require a Variance from the Planning Code for a rear yard modification pursuant to Planning Code Section 134(e) and a street frontage variance pursuant to Planning Code Section 145.1. This variance would be granted by the Planning Department's Zoning Administrator.
- Demolition and Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Demolition and Site Permit by DBI.

Approval Action: While the proposed project requires multiple approvals, the overall development will be collectively reviewed by the Planning Commission and the Zoning Administrator at a consolidated hearing. Approval Action for the proposed project would be granted through the approval of the Conditional Use Authorization under Section 134 of the Planning Code. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.

The proposed project would be consistent with the San Francisco General Plan and with applicable zoning designations. The project site is located within the Outer Clement Neighborhood Commercial District (NCD). This zoning district generally requires no off-street parking spaces if the occupied floor area is less than 5,000 sq ft. The proposed project would construct a new 7,533 sq ft mixed-use building (Lot A) consisting of ground floor retail space and three residential units with four off-street parking spaces. In addition, the proposed project would include a new 5,667 sq ft residential building (Lot B) with three residential units with three off-street parking spaces. The proposed retail and residential uses are principally permitted in the Outer Clement NCD and would not conflict with the San Francisco General Plan policies. Thus, the proposed project would be consistent with all applicable zoning, plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The approximately 0.10-acre (4,366 sq ft) project site is located within a fully developed area of San Francisco. The surrounding uses consist primarily of residential buildings and mixed-use buildings. Therefore, the proposed project would be properly characterized as an in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare or threatened species.

The project site is within a fully developed urban area that is completely covered with existing buildings and paved surfaces, and does not provide habitat for any rare or endangered plant or animal species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic. The project site is a corner lot located within the block bounded by California Street to the north, Clement Street to the south, 27th Avenue to the west, and 26th Avenue to the east within the Outer Richmond neighborhood. As set forth in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (Transportation Guidelines), the Planning Department evaluates traffic conditions for the weekday PM peak period (between the hours of 4 PM to 6 PM) to determine the significance of an adverse environmental impact. The estimated weekday PM peak hour conditions typically represent the estimated worst-case conditions for the local transportation network during that peak period. Using the Transportation Guidelines, the proposed project at 395 26th Avenue is anticipated to generate approximately 180 daily person trips and approximately of 110 daily vehicle person trips.[1] Table 1, below, shows the project's calculated daily and PM peak hour trip generation by mode split.

Table 1. Trip Generation and Parking/Loading Demand

Trip Generation Mode Split	Daily Trips	PM Peak Hour Trips
Auto	110	12
Transit	32	5
Walk	34	3
Other	4	0
Total	**180**	**21**
Vehicle Trips	70	9
Parking Demand	**Short Term**	**Long Term**
Parking Spaces	4	9
Loading Demand	**Average Hour**	**Peak Hour**
Loading Spaces	0.02	0.03
Source: *Transportation Impact Analysis Guidelines, Transportation Calculations.*		

As shown in Table 1, total PM peak hour person trips are estimated to be approximately 21 trips for the proposed project. These trips would be distributed among various modes of transportation, including private automobile, carpools, public transit, walking, and other modes. Of the 21 PM peak-hour person-trips, 12 would be automobile trips, 5 would be transit trips, 3 would be walking trips and no trips would be made via other modes of transportation such as bicycling, taxi, or motorcycle.

The estimated 9 PM peak-hour vehicle trips are not anticipated to substantially affect existing levels of service within the project vicinity. The additional vehicles added to the PM peak hour volumes would not have a discernible effect on traffic flow on the existing street network serving the project area. Traffic impacts associated with the proposed project during the PM peak hour would not result in a significant increase relative to the existing capacity of the surrounding street system. As such, the proposed project would not result in a significant traffic impact.

Parking. Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

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[1] *Transportation Impact Analysis Guidelines*, Transportation Calculations. This document is available for public review as part of Case File No. 2013.0205E at 1650 Mission Street, Suite 400, San Francisco, CA 94103.

a) The project is in a transit priority area;
b) The project is on an infill site; and
c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this determination does not consider the adequacy of parking in determining the significance of project impacts under CEQA.[2] The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, this determination presents a parking demand analysis for informational purposes.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e: walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

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[2] San Francisco Planning Department. *Transit-Oriented Infill Project Eligibility Checklist for 2601 Van Ness Avenue,* February 1, 2014. This document is available for review as part of Case File No. 2013.1177E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

The parking demand for the new residential and retail uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the demand for parking would be for 13 spaces. The proposed project would provide 7 off-street spaces in two at-grade garages. Thus, as proposed, the project would have an unmet parking demand of an estimated 6 spaces. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays would be created.

Within the NCD zoning district, Planning Code Section 151 requires the provision of one off-street parking space for every dwelling unit, with up to 150 percent of the required number of spaces allowed with conditional use authorization. With the proposed six dwelling units, the project would require at least six parking spaces. Since the proposed project includes seven off-street parking spaces, parking requirements under Section 151 would be met. Additionally, the commercial parking requirement is only in effect when the occupied floor area exceeds 5,000 square feet; as the project proposes to include a ground-floor retail space at approximately 851 sq ft, parking would not be required to serve the proposed retail spaces.

It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought. The Planning Commission may not support the parking ratio proposed. In some cases, particularly when the proposed project is in a transit rich area, the Planning Commission may not support the provision of any off-street parking spaces. This is, in part, owing to the fact that the parking spaces are not 'bundled' with the residential units. In other words, residents would have the option to rent or purchase a parking space, but one would not be automatically provided with the residential unit.

If the project were ultimately approved with no off-street parking spaces, the proposed project would have an unmet demand of 13 spaces. As mentioned above, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces nearby and through alternative modes such as public transit and bicycle facilities. Given that the unmet demand could be met by existing facilities and given that the proposed project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are provided, would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. As described above, the proposed project would not cause a doubling in traffic volumes with the addition of six new dwelling units on the project site. In addition a site-specific noise study was prepared for the proposed project.[3] The Noise Study determined that the primary noise source affecting the project site was local vehicular traffic in the surrounding streets (26th Avenue and Clement Street). The project's marginal increase to the existing traffic volumes would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the proposed new residential and retail uses would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature. Considering the above, the proposed project would not result in a significant impact related to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.[4]

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[3] Walsh, Norris & Associates, Inc., *Exterior Noise Evaluation*, 381-83-87 26th Avenue, San Francisco, California, May 20, 2014. A copy of this document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File 2013.0205E.

[4] Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM2.5 concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate 18-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,[5] which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality. The proposed project would not generate wastewater or result in wastewater discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated. Furthermore, the existing building is adequately served by utilities and public services. Therefore, there would be no significant impacts from the project requiring the expansion of existing utilities and public services.

Other Environmental Concerns

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[5] California Code of Regulations, Title 13, Division 3, § 2485.

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.[6] According to a Historic Resource Evaluation (HRE)[7] prepared for the project, and information found in the Planning Department archives, the property at 395 26th Avenue contains a two-story, rectangular-plan, residential building with converted commercial uses on the ground floor. The building was constructed in 1945 and is a stucco-clad building, topped with a flat roof, and has traces of Mediterranean Revival detailing. The building was constructed for George J. Weissend by local builder Adolph Schmidt as a single-family home. The property is not located within the boundaries of any listed historic districts.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 395 26th Avenue was evaluated for inclusion into the California Register and is further discussed below.

According to the HRE, the existing building is not known to be associated with any significant event in the history of San Francisco or the State of California. Also, the building is not associated with any significant broad pattern in the development of the Richmond neighborhood, which was nearly fully developed 20 years prior to the construction of the existing building. Therefore, the subject property is not significant under Criterion 1 (Events). Based on the HRE report for the property, no significant persons are associated with the property and it is not significant under Criterion 2 (Persons). The building was constructed by local builder Adolph Schmidt and is not considered as a master builder or architect. The building features some Mediterranean Revival-style detailing but lacks many of the character-defining features of this style and has been altered; therefore, it is not a significant example of this style. The HRE concluded that the property does not embody distinctive characteristics of a type, period, region or method of construction, or high artistic value. Therefore, the subject property is not significant under Criterion 3 (Architecture). Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

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[6] Allison Vanderslice – Preservation Planner, *Preservation Team Review Form, 395 26th Avenue,* June 5, 2014. This report is available for review as part of Case No. 2013.0205E.

[7] Tim Kelley Consulting, Historic Resource Evaluation – 395 26th Avenue, January 2013. This report is available for review as part of Case No. 2013.0205E.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on July 4, 2014 to the owners of properties within 300 feet of the project site, occupants of buildings on and immediately adjacent to the project site, and to interested parties. Overall concerns and issues raised by the public in response to the notice were taken into consideration and incorporated into this Certificate of Determination as appropriate for CEQA analysis. Department Staff received several responses to the notice from residents and property owners from nearby parcels. One respondent expressed general support for the project. Other respondents requested to receive further environmental review documents and/or expressed concerns regarding the proposed project. Specific comments were received regarding physical environmental effects of the proposed project such as (1) existing on-street parking and location of curb-cuts for the proposed garages, and (2) the potential for the existing building to be considered as a historic resource. These concerns are discussed below:

As part of the project, one new curb cut located on 26th Avenue would be constructed to accommodate the proposed parking garage for the proposed mixed-use building (Lot A). An existing curb cut, also on 26th Avenue, would be retained to provide garage access to the proposed residential building (Lot B). Therefore, the proposed project would remove one on-street parking space from the existing on-street parking supply. Also, the proposed project would be subject to review and approval from Department of Public Works for installation of the new curb cut.

Finally, the proposed project is not located within any known (or potential) historic district and upon further review by the Department's Historic Preservation Staff, the existing building on-site was determined not to be a historic resource. The abovementioned concerns are further addressed in the discussion of potential environmental effects to Parking (p. 4) and Historic Architectural Resources (p. 9) within this Determination.

Other comments related to the merits of the project were raised, however, comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Certificate of Determination.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission
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San Francisco
CA 94103-24

Reception:
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Planning
Information:
415.558.63

Case No.:	**2014.0742E**
Project Title:	**249 Prospect Avenue**
Zoning:	RH-2 (Residential – House, Two Family) 40-X Height and Bulk District
Block/Lot:	5644/018
Lot Size:	1,750 square feet
Project Sponsor:	Anne Forell – Forell Architects (415) 381-9050
Staff Contact:	Christopher Espiritu – (415) 575-9022 Christopher.Espiritu@sfgov.org

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PROJECT DESCRIPTION:

The proposed project would include the a 809-square foot (sq. ft.) vertical below grade addition/expansion to an existing 1,645 sq. ft., 2 ½-story residence, constructed in 1911. The proposed project would accommodate a 200 sq. ft., one-vehicle garage and 600 sq. ft. family room and bathroom on an expanded and reconfigured first floor. The existing height of the structure would remain at approximately 34 feet and all proposed work (including excavation, grading, and foundation placement) for the new garage and reconfigured first floor, would occur at-grade and within the existing building footprint. Additionally, the proposed project would involve excavation of approximately 10 feet below the existing residence and the placement of a spread-footing foundation beneath the new garage. The project site is an interior lot located on the block bounded by Virginia Avenue to the north, Eugenia Avenue to the south, Winfield Street to the east, and Prospect Avenue to the west, and is within the Bernal Heights neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [California Environmental Quality Act (CEQA) Guidelines Section 15301].

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

September 2, 2014
Date

cc: Anne Forrell, Project Sponsor
Tina Tam, Preservation Planner
Virna Byrd, M.D.F.
Historic Preservation Distribution List
Supervisor Campos, District 9 (via Clerk of the Board)

PROJECT DESCRIPTION (continued):

The proposed project is located on a site that has a slope of approximately 28 percent and slopes downward (to the south) traversing the project site Prospect Avenue. The proposed project would involve excavation up to approximately 10 feet in a currently unexcavated area that is at grade and under the current building footprint. The project would also require approximately 89 cubic yards of soil excavation. An existing 10-foot-wide curb cut, located on the Prospect Avenue frontage, would be shifted southward and aligned with the proposed driveway and garage door.

Project Approvals

The proposed project would require the following approvals:

- Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Site Permit by DBI.

Approval Action: The proposed project would require the approval of a Site Permit by DBI. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a Site Permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property to determine whether the proposed garage installation would comply with Planning Department Guidelines and whether the proposed project would affect any identified historic resources as defined by CEQA.[1] The property is not located within the boundaries of any identified historic districts. Department Staff determined that the proposed project is consistent with the Department's Guidelines for Adding Garages and Curb Cuts. The new garage, as proposed, would be inserted into the existing masonry retaining wall located at the front of the property. Excavation would only occur for the portion underneath the existing building to allow for the one-vehicle parking garage. There would be no other modifications proposed for the existing front façade, and the existing building would not be raised to accommodate the new garage. Based on this information, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Geotechnical. According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of approximately 28 percent. A Geotechnical Investigation was conducted for the property and is summarized below.[2]

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[1] Tina Tam – Preservation Planner, *Preservation Team Review Form, 249 Prospect Avenue,* June 19, 2014. This report is available for review as part of Case No. 2014.0742E.

The Geotechnical Investigation notes that the site slopes downwards toward the southwest at an average inclination of about 3:1 (horizontal:vertical). Based on the soil sampling (borings) conducted, the project site is underlain by several inches of weak sandy fill materials that is then underlain by about 12 to 18 inches of native sandy clay. Beyond 18 inches, soil samples consisted of dense materials including residual soil derived from weathered bedrock to the maximum depth explored of approximately 7 feet below ground surface. No groundwater was encountered in the soil sample.

The Geotechnical Investigation provides specific recommendations and requirements concerning site preparation and grading, foundations/underpinning, retaining walls and site drainage, and slab-on-grade floors.

Foundations/Underpinning. The Geotechnical Investigation recommended that the improvements to the existing structure be supported on a spread footing foundation. Drilled piers may be used to support the project or for shoring and underpinning, if required. Should piers be used as foundations, recommendations for underpinning adjacent structures included specific designs for the piers that would allow the new footings to support both the proposed project and adjacent structures.

Retaining Walls. Retaining walls should be constructed upon foundations identified as appropriate for the proposed project (spread footing foundations). Recommended design for retaining walls should be able to resist short-term seismic loading and designed for a loading increment equal to 12 times the height of the wall. Also, adequate subdrainage must be constructed behind retaining walls.

Slab-On-Grade Construction. The Geotechnical Investigation noted that slab-on-grade construction would be used for the rear of expanded first floor (above the proposed garage). Slabs used in this area should be reinforced with steel bars and cast upon soil that has been compacted per construction standards (ASTM D1557). Additionally, moisture-control materials should be placed beneath the slabs.

The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements and implementation would not result in foreseeable significant impacts.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

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[2] Michelucci & Associates, Inc. – Geotechnical Consultants, *Geotechnical Investigation, Proposed Garage and Living Area Additions, 249 Prospect Avenue, San Francisco, California 94110, March 4, 2014*. This report is available for review as part of Case No. 2014.0742E.

EXEMPT STATUS:

Exemption Status. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of approximately 809 square feet for a garage and the reconfiguration of the first floor within an existing 2½- story residence. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PRESERVATION TEAM REVIEW FORM

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415.558.6409

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Preservation Team Meeting Date:	6/10/2014	**Date of Form Completion**	6/19/2014

PROJECT INFORMATION:		
Planner:	Address:	
Tina Tam	249 Prospect Avenue	
Block/Lot:	Cross Streets:	
5644/018	Eugenia	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Cat B		2014.0742E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/10/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Does the project comply with the garage installation guidelines?

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	○ No *	● N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ○ No	Criterion 1 - Event: ○ Yes ○ No
Criterion 2 -Persons: ○ Yes ○ No	Criterion 2 -Persons: ○ Yes ○ No
Criterion 3 - Architecture: ○ Yes ○ No	Criterion 3 - Architecture: ○ Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ○ No	Criterion 4 - Info. Potential: ○ Yes ○ No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

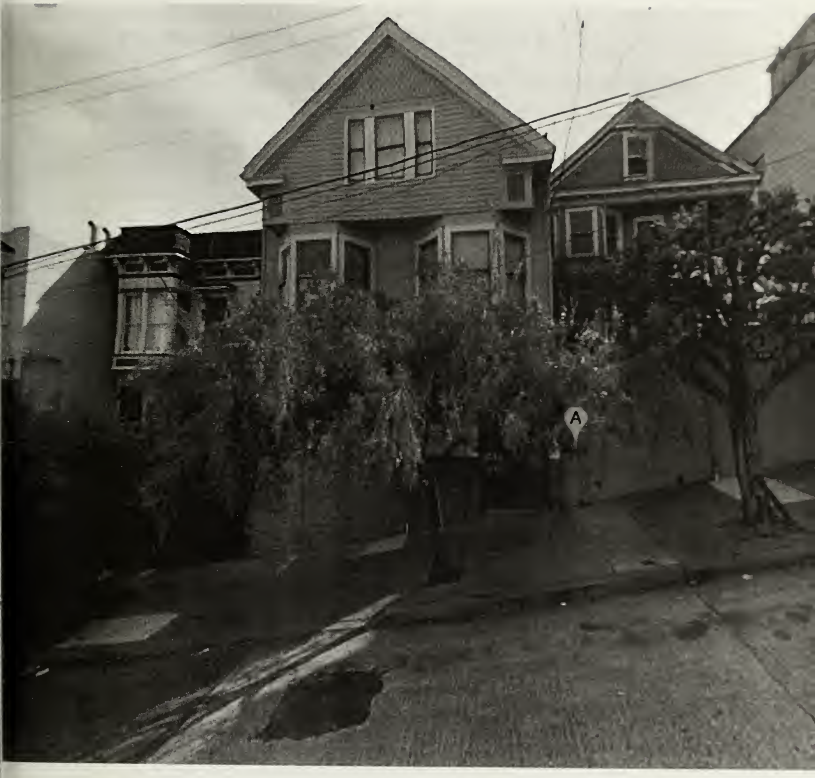
Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The proposed project (garage installation) is consistent with the Department's Guidelines for Adding Garages and Curb Cuts. The new garage as proposed will be inserted into the existing masonry retaining wall at the front of the property. Excavation will only take place for the portion underneath the existing building to allow for one car parking. There will be no other change to the existing front facade nor will the building be raised to accommodate for this new garage. The project as proposed therefore is exempt from further preservation review.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	6/19/2014



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
228 17th Ave.		1417/029	
Case No.	Permit No.	Plans Dated	
2014.0676E	201405065004, 201405065011	5/1/2014	
☐ Addition/ Alteration	☒ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of single-family dwelling and construction of three-story, two-residential-unit building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling Archeo clearance.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 8/8/2014 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: A. Kirby 9/8/2014	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name:	**Signature or Stamp:**
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Date	August 8, 2014
Case No.:	**2014.0676E**
Project Address:	**228 17th Avenue**
Zoning:	RH-2 (Residential, House, Two Family) 40-X Height and Bulk District
Block/Lot:	1417/029
Date of Review:	August 11, 2014 (Part I)
Staff Contacts:	Alexandra Kirby (Preservation Planner) (415) 575-9133 alexandra.kirby@sfgov.org Jeanie Poling (Environmental Planner) (415) 575-9072 jeanie.poling@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

228 17th Avenue consists of two buildings: a one-story garage built at the front (west) of the property and a one-story, single-family dwelling. The two structures are designed in a vernacular Mediterranean Revival style, featuring white stucco walls, and false gabled parapets capped with red clay tile. The subject building was constructed between 1910 and 1939 by a series of contractors and homeowners. It is located between California and Clement Streets in the Inner Richmond neighborhood. The garage is set at the street level and a metal entry gate on the north side opens to a cement ramp leading to the main entrance. The residence's front (east) façade is clad in smooth stucco with an extruded entry portico at the north corner, accessed by brick steps. The primary façade features a tripartite window divided by wood mullions.

Pre-Existing Historic Rating / Survey

The subject property at 228 17th Avenue is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

228 17th Avenue Street is located in San Francisco's Inner Richmond neighborhood, an area roughly bounded by the Presidio and Lincoln Park to the north, Golden Gate Park to the south, Arguello Boulevard on the east, and the Pacific Ocean the west. The area surrounding the subject property is primarily residential and characterized by two- to three-story single-family dwellings intermixed with flats and apartments. The construction dates of the subject block range from 1910 to 2004; therefore the architectural character of the subject block is eclectic with a number of notable Craftsman-style residences to the south.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: **N/A**	Period of Significance: **N/A** ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource under Criterion 1 (Event), 2 (Persons), or 3 (Architecture), nor does it appear to be a contributor to a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

There is no information provided by the Ver Plank Historic Preservation Consulting report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed between 1910 and 1939 through a series of additions and alterations by various contractors. The subject property does not appear to reflect the predominant pattern of neighborhood development, nor does it appear to be associated with a singular or important event in the history of the City, the State, or the nation.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past;

228 17th Avenue does not appear to have been associated with any persons significant to the history of San Francisco or the State of California. The house was originally constructed and occupied by John and Mabel Reischman, owners of a candy store on Haight Street, who rented the property for many years before purchasing it in 1915. In 1938, the property was purchased by real estate investors Lester and Viola Kline, who extensively renovated the property and quickly sold it in 1939. The property was sold three more times before being purchased by Masashi "Sharky" Yukawa, a World War II veteran who

purchased the property in 1959. Yukawa and his family remained at the property until his death in 2013, when it was sold to the current owner. Yukawa owned Hayes Auto Repair at 2401 Bush Street.

None of the known owners or occupants of 228 17th Avenue appear to rise to the level of regional, state or nation significance as to qualify for eligibility for listing on the California Register under Criteria 2 (Persons).

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
228 17th Avenue Street does not exhibit a high degree of architectural merit, nor does it appear to rise to the level of individual significance for eligibility at the local or state levels. The building is vernacular in design with Mediterranean Revival elements added most likely in the 1939 renovation at the primary facades. The original builder of the subject property is unknown, although a number of builders and contractors are associated with later additions and alterations to the building. Therefore, the subject property does not appear to be eligible for individual listing in the California Register under Criteria 3 (Architecture).

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Since 228 17th Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 228 17th Avenue was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources, this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 9. 8. 2014

Tina Tam, *Senior Preservation Planner*

228

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
701 Taraval St.		2408/001	
Case No.	Permit No.	Plans Dated	
2014.0864E	201406067697, 201406067695	6/3/2014	
☑ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of a commercial structure and construction of a mixed-use building with 3 res / 1 commercial.			

9/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☑	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*):

Sponsor has enrolled in DPH's Maher program to oversee investigation/remediation due to former dry cleaner use.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves less **than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR Dated 8/22/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A Kirby 9/9/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	8/22/2014	**Date of Form Completion**	8/22/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	701 Taraval Street	
Block/Lot:	Cross Streets:	
2408/001	17th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0864E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/3/14

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation (December 2013) prepared by VerPlanck Historic Preservation Consulting.

Proposal is to demolish the existing one-story commercial structure and construct a new multi-use building.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

701 Taraval Street was constructed as a "store building" in 1941 by architect Vincent Burkler and builder Joseph A. Anderson for owner R. T. Sandell. Little is known about the architect or builder; R.T. Sandell was listed as a "trader" with Sargent Taylor & Co. and resided in Burlingame. The property was purchased in 1943 by Nicholas and Mary Polidori who converted the property to three units for temporary war housing. In 1947, the property changed ownership three times, ultimately being purchased by Samuel and Georgette Begs, Iranian immigrants who converted the property back to commercial use. During this time the building acted as a commercial space until 1964, when it was converted to offices. The building use was converted once again in 1978 to a dry cleaning facility, which remains the use to this day. The Hui family purchased the property in 1984 and the property has remained in their name to present.

The subject property is a one-story, wood frame building with a flat roof. The primary facade features a glazed storefront dating to 1950; the secondary facade along 17th Avenue is utilitarian in design with no decorative elements. The building has undergone extensive interior renovations although the exterior maintains a moderate degree of integrity.

Based on historic research conducted by the consultant and Preservation planning staff, 701 Taraval Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 701 Taraval Street was constructed fairly late in the development of the Parkside area and is not associated with any historic trends or events in the area or at the subject property; none of the owners, occupants, or businesses appear to have been significant to our local, regional or national past; and the subject property is not exemplary in design or the work of a master architect or builder.

701 Taraval Street is located in the Parkside neighborhood along the Taraval Street commercial corridor. The surrounding context is entirely residential, predominantly constructed in the 1920s. The subject block does not appear to contribute to a potential historic district as it is representative of much of the Parkside neighborhoods in its expression of Mediterranean Revival tracts. Further, were the surrounding residential area to be found eligible for listing under criterion 3, the subject property would not be found to be a contributor due to it's later construction and unrelated use.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Smada	9-8-2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
618 17th Ave.		1628/028	
Case No.	Permit No.	Plans Dated	
2014.1078E		6/10/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. HORIZONTAL & VERTICAL ADDITION, ADD UNIT			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☒	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 8/27/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption** review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 9/9/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name:	**Signature or Stamp:**
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status to** Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 8/27/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 9/9/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

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Information:
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	8/27/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	618 17th Avenue	
Block/Lot:	Cross Streets:	
1628/028	Balboa and Cabrillo Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.1078E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/10/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Environmental Evaluation Application prepared by William Kostura, architectural historian.

Proposal is to construct a vertical addition and a redesign of the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

618 17th Avenue was constructed in 1920 by builder and owner Edward A. Janssen per a design by architect H.C. Baumann alongside a twin building by the same architect and builder at 622 17th Avenue. The subject property is a one-story-over-garage, wood frame, single family residence. The primary facade features stucco siding with a shed roof over the north half and a ornamented gable parapet at the south half. The main entrance and garage are recessed within the lower level. The windows are presently vinyl, with a mix of sliders and double hung at the primary facade. The north facade, facing the neighboring rear yard, is clad in asbestos shingle. The building retains a moderate degree of integrity.

Based on historic research conducted by Kostura and preservation planning staff, 618 17th Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owner Alvina Biener, a stenographer and clerk, resided at the property from 1921 through 1983 and does not appear to be a figure of historic significance,nor do other known occupants or owners. The design of the building is eclectic and vernacular, mixing elements form various styles with little detail. The building was designed by master architect H.C. Baumann, a prolific architect who worked in San Francisco from 1914 - 1960 and designed over 500 buildings in the city, although it is not exemplary or singular within his body of work. Speculative developer Janssen constructed twelve buildings during this period, all of which are simple and economical in design. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block is residential in character and was predominantly constructed between 1915 - 1923, with a section of 1969 - 1986 multi-unit developments. The Argonne Elementary School is located on the neighboring block to the west, composed of structures constructed between 1918 and 1996. There does not appear to be an eligible historic district in the immediate vicinity.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Smada	9. 8. 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
21 Everson St.		7542/011	
Case No.	Permit No.	Plans Dated	
2014.0913E	201312315413	12/30/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. HORIZ EXTENSION AT REAR OF + (N) 3RD STORY ADDITION TO (E) S.F.R.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☑	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Project will comply w/ recommendations of Rockridge geotechnical report dated 5/19/14.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance** or **repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent with the** *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _____________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 9/8/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

gretchen a. H 9/9/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** gretchen a. H 9/9/14
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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Information:
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	8/21/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	21 Everson Street	
Block/Lot:	Cross Streets:	
7542/011	Beacon Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0913E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/30/2013

PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form for Historic Resource Evaluation for 21 Everson Street prepared by Andy Rodgers, dated March 26, 2014.

Proposed project: horizontal extension at rear and new 3rd story vertical addition to existing single-family home.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the information provided in the Supplemental Information Form prepared by Andy Rodgers (dated March 26, 2014) and additional research by staff, the subject property at 21 Everson Street contains a two-story, wood frame, single-family residence constructed in 1968 in the Third Bay Tradition by architect Merrill Jew. The property is located on a sloped parcel at the southern edge of the Diamond Heights neighborhood at the end of a cul-de-sac. Permit records and visual inspection indicate that the subject property underwent the following alterations: reroofing (1998) and construction of a fenced in area at the front of the property that obscures the primary entry and facade (unknown date).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a mostly intact example of the Third Bay Tradition architectural style residence but has experienced alteration of the primary facade. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located at the southern edge of the Diamond Heights neighborhood on a block that exhibits examples of the Third Bay Tradition, later infill construction, and a few properties that were constructed prior to the establishment of the Diamond Heights Redevelopment Area. Construction of Diamond Heights was carried out from 1961-1981. The subject property and several neighboring buildings were constructed during this period by architects identified in the San Francisco Modern Historic Context Statement including Charles Warren Callister, Albert Seyranian, Max Garcias, Harold Dow, Steven Lee, Jonathan Buckley and Merrill Jew. These single-family residences are located on large lots and are of a different architectural type and expression than the multi-family townhouses, condominiums and subsidized housing for which Diamond Heights is best known. No significanct concentration of Redevelopment era residences exists on the subject block. The area does not appear to qualify as a historic district under Criterion 3 (Design). No district analysis was completed for others portions of Diamond Heights, which warrants further study.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	9-8-2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
93 Parker Ave.		1037/017	
Case No.	Permit No.	Plans Dated	
2014.1088E	201405236615	6/25/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

CONSTRUCT A 2 STORY ADDITION ON SOUTH SIDE YARD OF 3' WIDE X 19'7" LONG. THE OVERALL HEIGHT OF BLDG WILL NOT INCREASE, PROPOSED ADDITION IS SETBACK 12' FROM FRONT OF HOUSE THE PROJECT ALSO INCLUDES ALTERATIONS TO DOORS AND WINDOWS ON EAST, SOUTH

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3.** **If one or more boxes are checked above, an *Environmental Evaluation Application* is required,** **unless reviewed by an Environmental Planner.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*: Per PTR Dated 9/5/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 9/9/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☐ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	9/5/2014	**Date of Form Completion**	9/5/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	93 Parker Avenue	
Block/Lot:	Cross Streets:	
1037/017	Euclid Avenue and California Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014. 1088E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/25/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting, April 2014.

The proposal is to remodel the primary facade and add a horizontal addition to the side (south) facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

93 Parker Avenue was constructed in 1951 by Heyman Homes, Inc., a prolific building company that developed large tracts throughout San Francisco through 1950s, specifically within the Sunset district. The subject property is a one-story-over-basement "Contractor-Modern" style building that features a flat roof and is clad in wood siding with a stucco surround. The main entrance is set back within a deep entry vestibule on the south side of the facade, enclosed by a metal gate. To the north at the ground level is a wood garage door. Two groups of three vertical fixed windows are located at the upper story. The building retains a high degree of integrity as no exterior alterations have taken place.

Based on historic research provided by the applicant and preservation planning staff, 93 Parker Avenue does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The property is not associated with any historic trends or events in the area or at the subject property; the known owners, Melvin Newman, a coffee importer, and his wife Maxine, do not appear to have been significant to our local, regional or national past; and the subject property is the work of master builders Oscar and Alvin Heyman, although it was constructed late in the history of Heyman Homes, Inc., in a style considered to be devoid of design intent.

The immediate neighborhood is residential and eclectic in style. Construction dates range from 1908 to 1928 in the immediate area, although the subject building is in a row of three properties constructed by the Heymans in 1951. Beyond these, common styles seen include craftsman and Mediterranean Revival and there may potentially be an historic district in the vicinity; however, the subject property and adjacent properties do not appear to fit in with the general context of the surrounding neighborhood. Overall, 93 Parker Avenue does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	9-8-14

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEP
SEP 16 2014
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3337 Broderick Street		0926/004	
Case No.	Permit No.	Plans Dated	
2014.0942E	201401226788	5/21/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Vertical addition of new 3rd story and roof deck on 4th level, new stair, bath remodel and structural connections and shear walls on 2nd story.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required,** unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Joy Navarrete	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 9/8/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

9-9-2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required**. Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 9/9/2014
Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	9/2/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	3337 Broderick Street	
Block/Lot:	Cross Streets:	
0926/004	Bay and Francisco Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0942E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/21/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Brent McDonald (May 27, 2014).

Proposed project: Vertical addition of new 3rd story and roof deck on 4th level, new stair, bath remodel and structural connections and shear walls on 2nd story.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Brent McDonald (dated May 27, 2013), the subject property at 3337 Broderick Street contains a one-story-over-garage, wood frame multi-family residence located in the Marina neighborhood of San Francisco. The subject building was constructed in the French Provincial architectural style in 1939 by contractor A.T. Morris and Sons. Permit records indicate that the following exterior changes occurred to the property over time: installation of awning over front entry (1964, since removed), dry-rot repair (1965), construction of studio apartment at ground level (1980), flat skylight to porch and in-kind replacement of front windows (2008), and repair of cracked plaster (2011).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. The front building was constructed in 2001 and is not age-eligible.

The subject property is not located within the boundaries of any known historic districts. The adjacent neighborhood contains a collection of single-family residences and multi-family apartments that were designed in period revival styles and constructed in response to the Pan Pacific International Exposition (PPIE) which took place on the site in 1915. The buildings on the subject block were constructed from the late 1920s to the mid-1950s and do not represent the larger PPIE context in the neighborhood. The subject block is not distinguished such that it would qualify for listing as a district under Criterion 3. Overall, the block does not appear to contain a historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-8-2014

Supplemental Information for
Historic Resource Determination

CASE NUMBER
[illegible]

ONDA ROSA

129 Jasper Place
San Francsico, CA 94133
415.362.7441 Phone/Fax

Architecture
Urban Design
Space Planning
Interior Design

SUPPLEMENTAL INFORMATION FOR HISTORIC RESOURCE DETERMINATION

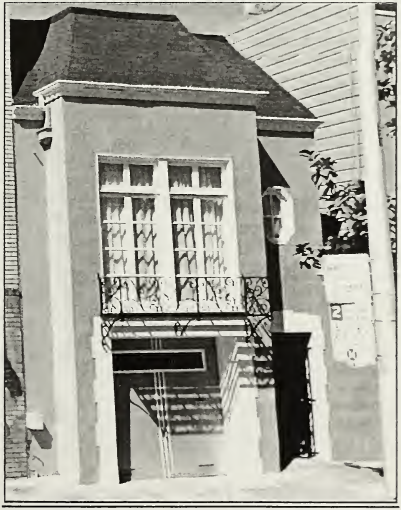
FOR 3335-3337 BRODERICK ST

SAN FRANCISCO CA 94123

LOT 004 BLOCK 0926

JULY 29, 2014

44 PAGES



SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEP

SEP 16 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
448 Madrid St.		6080/009	
Case No.	Permit No.	Plans Dated	
2014.0975E	201404233943	3/4/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Two-story vertical addition.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction,** or fences not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known **historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 9/8/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

9-9.2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** 9-9.2014
	Project Approval Action: Select One Building permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/27/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	448 Madrid Street	
Block/Lot:	Cross Streets:	
6080/009	Brazil Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.0975E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/4/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation prepared by Garavaglia Archtiecture, Inc. (June 17, 2014). Proposed project: two story vertical addition

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

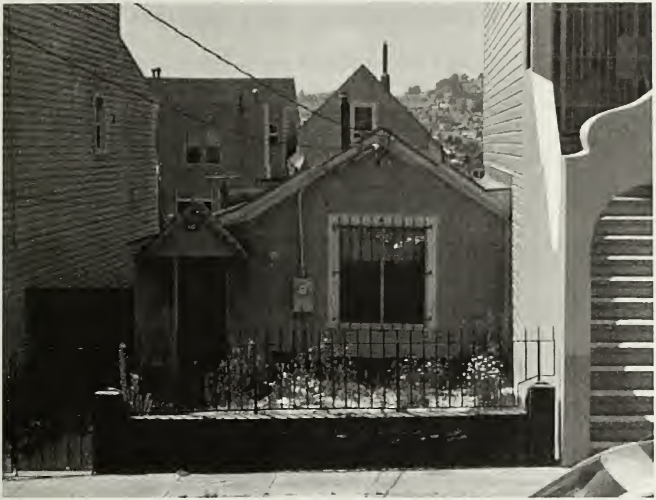
According to the Historic Resource Evaluation prepared by Garavaglia Architecture, Inc (dated June 17, 2014), additional research by staff, and information found in the Planning Department files, the subject property at 448 Madrid Street contains a one-story, single-family residence designed in a Vernacular architectural tradition. The building was constructed in ca. 1904 (based on Water Tap Records and Sanborn Fire Insurance Maps) by an unknown architect/builder. No permit records are on file at the Department of Building Inspection for the subject property. Visual inspection reveals that the following alterations have been made to the property: enclosure of side porch, installation of asbestos shingle cladding, enlargement of front window opening and replacement of glazing,

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a substantially altered example of an early 20th century Vernacular cottage. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3. Research verified that the building is not a 1906 Earthquake Cottage and was constructed prior to the event.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Excelsior neighborhood on a block that exhibits a great variety of architectural styles and construction dates. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	9.8.2014



448 Madrid Street looking northwest. Image courtesy of Google Streetview, 2014.

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SEP 16 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
454 Ralston St.		6995/037	
Case No.	Permit No.	Plans Dated	
2014.0586E		12/16/2013	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of a single-family dwelling and detached garage, and construction of a single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance** or repair to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 8/14/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A Kirby 9/9/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☐ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	Signature or Stamp:
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	8/14/2014	**Date of Form Completion**	8/14/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	454 Ralston Street	
Block/Lot:	Cross Streets:	
6995/037	Garfield Street and Holloway Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.0586E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/16/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation prepared by Johanna Street, June 16, 2014. The proposal is to demolish the existing structure and construct a new single-family residence.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

454 Ralston Street was constructed by an unknown builder or architect circa 1907, according to the Assessor's and water records. The original owner, Daniel McPhee, was listed as a carpenter and may have been the builder of the property. The property was first occupied by Daniel McPhee and Lillian Watson, although the property changed hands many times throughout its history.

The subject property is a one-story, wood frame, single-family residence located on the west side of Ralston Street in the Ocean View neighborhood. The building features wood shingle cladding facade, a hipped roof, and central gabled entry porch flanked by large windows. To the rear of the property is a single-story detached garage clad in composite shingle. The property is surrounded by a low, white picket fence. The building is vernacular in design and appears to have a moderate degree of integrity.

Based on historic research conducted by Johanna Street and preservation planning staff, 454 Ralston Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 454 Ralston Street is not associated with any historic trends or events in the area or at the subject property; none of the owners or occupants appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value.

The surrounding neighborhood is residential and eclectic in style and period of construction. Construction dates range from circa1900 to 1991 on the subject block, and architectural styles are predominantly vernacular Mediterranean Revival in style. Furthermore, a majority of neighboring properties appear to have been significantly altered. Overall, 454 Ralston Street does not appear to be within a potential historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imaza	9-8-2014

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2025 Lake St.		1381/038	
Case No.	Permit No.	Plans Dated	
2014.0984E		5/30/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Alter front facade;replace shingles with stucco; widen garage door to 10'; new exterior windows.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior** alterations to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: 8/27/14 *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Jonathan Lammers [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2014.09.10 17:20:45 -07'00'
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Missi
Suite 400
San Francis
CA 94103-

Reception:
415.558.6

Fax:
415.558.6

Planning
Information
415.558.6

Date August 27, 2014
Case No.: **2014.0984E**
Project Address: **2025 Lake Street**
Zoning: RH-2 (Residential-House, Two Family)
40-X Height and Bulk District
Block/Lot: 1381/038
Date of Review: August 27, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2025 Lake Street, is located on a rectangular-shaped lot measuring 27 feet by 100 feet on the south side of Lake Street between 21st Avenue and 22nd Avenue in the Outer Richmond neighborhood. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story-over-raised-basement, wood frame, single-family residence constructed in 1904 and designed in the Dutch Colonial Revival style. The building is rectangular in plan, clad with wood shingles, and capped by a combination gambrel, gable and shed roof. The primary façade faces north onto Lake Street and includes a small entry porch at the east end, approached by wood stairs with a wood-shingled cheek wall. The primary entrance consists of a paneled wood door with divided light glazing, and is sheltered by a flared overhang of the second story roof. West of this entry is an angled bay window featuring a flared base and double-hung wood windows with diamond-light division in the upper sash.

Moving west from the bay window is a tripartite window recessed beneath the overhang of the second story. This window features wood casement windows crowned with diamond-light glazed transoms. The overhang above this window, as well at above the entry porch, features wood brackets with scrolled ends. An integral garage flanked by brick planters is located beneath the tripartite window.

The third story level features a pair of windows centered in the gable end. These windows feature aluminum casements crowned with wood diamond-light glazed transoms. A dormer window featuring paired wood casement windows is located at the east end of the second story. The gable end is ornamented with wood molding.

Known alterations to the exterior of the building are few and include repair of exterior shingles (1998), and remodeling of the rear of the building (2003). Given the age of the house, it is also likely that the garage is not original to the property.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

The subject property is located in San Francisco's Outer Richmond neighborhood, an area variously bounded by the Presidio, California Street and Clement Street on the north, Fulton Street on the south, 19th Avenue on the east and the Pacific Ocean on the west. The surrounding neighborhood is overwhelmingly residential and characterized by two-story-over-raised-basement single family dwellings on the interior of the numbered avenues, with similarly scaled dwellings, flats and apartments facing the named streets. Construction dates for building on the subject block range from circa 1900 to 1965, although most were constructed between 1906 and 1915. This is reflected in the architecture of the building stock, which includes examples of residences designed with Craftsman, Mission Revival and Classical Revival influences, as well as scattered examples of Mediterranean Revival and vernacular designs. The overall level of architectural integrity is good, with window replacement the most common alteration.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1904	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in a historic resource evaluation prepared Architecture + History, LLC, (dated 17 March, 2014), information found in the Planning Department files, and research conducted on the Richmond District, Preservation staff finds that the subject building is not eligible for listing on the California Register, either individually or as a contributor to a California Register eligible historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
In the years following the Gold Rush, much of the western half of San Francisco was known as the "Outside Lands," a large undeveloped area encompassing all of what is today the Richmond and Sunset neighborhoods, as well as Golden Gate Park. Although the area was then outside the city boundaries, a group known as the Committee on Outside Lands was formed to gain legal title to lands to prepare the area for eventual development. The subsequent Outside Lands Ordinances, enacted during the late 1860s, helped settle land ownership disputes and allowed for the subdivision of new city blocks. The legislation also provided for the reservation of lands for public building sites, squares and parks, including Golden Gate Park and the City Cemetery—today known as Lincoln Park.

The earliest transportation route through the Richmond District was the Point Lobos Road, today known as Geary Boulevard. Opened as a toll road in the 1860s, the Point Lobos Road ran west to Point Lobos and the Cliff House. Initially, much of the area was used for ranches and dairy farms, although various roadhouses were also established to siphon business from travelers on their way to outings at the beach. Two horse racing tracks were also established. The Golden Gate Driving Park encompassed the area between today's Geary Boulevard, Clement Street, 23rd and 28th avenues, and operated between 1868 and 1885. Closer to the developed portions of the city was the Bay District Race Track, located between what is today Fulton, Anza, 1st and 5th avenues, which operated between 1875 and 1896. Saloons, restaurants and other facilities grew up in proximity to these tracks—including "Beer Town," located along a five-block stretch of Fulton Avenue adjacent to the Bay District Race Track.

Despite these developments, most of the Richmond District remained undeveloped prior to the turn of the century. The Bancroft Guide Map for San Francisco published in 1891 indicates that most development at that time was concentrated in patchy strips in proximity to Point Lobos Road. Very little development was located south of Anza Street, largely because the area continued to be marked by expansive sand dunes.

More sustained development followed various transportation improvements initiated during the 1880s and 1890s. In 1888, mining magnate Adolph Sutro—who had purchased the Cliff House and substantial portions of the Richmond District—began construction on a steam train railroad which would become known as the Ferries & Cliff House Railroad. This line followed a route out California Street to 32nd Avenue before turning north and hugging the coastline around Lands End to the Cliff House. Eight years later Sutro inaugurated an electric streetcar line that would later be known as the Market Street Railway's 2 – Clement Line, which ran out Clement Street to 33rd Avenue before jogging one block south and continuing west on Geary Boulevard to the ocean. North-south streetcar lines were principally concentrated at the east end of the Richmond District, running down 5th, 6th and 8th avenues to the edge of Golden Gate Park.

The first Sanborn Map Company fire insurance map for the subject block was produced in 1899 and shows that the block was then completely undeveloped save for a single dwelling on the northwest corner of California Street and 21st Avenue (no longer extant). Nearby blocks were likewise very sparsely developed. The overall level of development in the area remained quite limited through 1905, when Sanborn maps show the subject block with three residential buildings—including 2025 Lake Avenue.

The most sustained period of development of the Richmond District occurred during the years following the 1906 Earthquake and Fire, when thousands of displaced residents relocated to areas outside the burned districts. Additional streetcar lines were also opened during this period, including the Municipal Railroad's B – Geary line, opened in 1912, which ran out Geary to 33rd Avenue, then west on Balboa and Cabrillo streets to the ocean. During this period the Richmond District was popular with merchant builders such as the Meyer Brothers and Fernando Nelson, who purchased large parcels for the construction of residences featuring similar floor plans and architectural detailing. On a smaller scale, numerous contractors also contributed to the build-up of the district, constructing individual or small groups of buildings on speculation.

By 1915, Sanborn maps show the subject block as approximately fifty percent developed, almost exclusively with single-family residences. An analysis of construction dates for surrounding properties indicates a relative lull in construction activity during World War I, followed by a period of infill which occurred in tandem with a nationwide building boom during the 1920s. During this period the increasing popularity of the private automobile meant that many residences constructed during the 1920s incorporated integral garages. New architectural styles also became prevalent during this period, as did a shift to predominately stucco cladding. By the end of the decade, relatively few vacant parcels remained in the vicinity, and the subject block was essentially built out.

The Richmond District remained relatively unchanged until the 1960s and 1970s, when the neighborhood began to experience an influx of Chinese and Russian immigrants. The increasing population of the neighborhood led to replacement of numerous cottages and single-family dwellings with larger multi-family properties—a process that has continued into the present. This is apparent on the subject block, which counts approximately four properties redeveloped for multi-family dwellings during the early 1960s.

Based on the information provided in the historical resource evaluation and research performed by Planning Department staff, the subject property does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under this Criterion. Likewise, the subject block does not appear to be associated with any historically significant pattern of development. While construction activity on the subject block was most pronounced in the years following the 1906 Earthquake, the overall pattern is similar to that found in many areas of the city and does not demonstrate specific and significant associations with the post-1906 period.

It is therefore determined that the subject property is not eligible for listing in the California Register individually or as a contributor to a California Register eligible historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
According to information included in the historic resource evaluation prepared by Architecture + History, LLC., water service records and city directories, indicate that 2025 Lake Street was constructed in 1904 for William D. and Pearl Fenner. A native of New York, William Fenner moved to San Francisco about 1900. He worked for the Chicago Artificial Limb Company and along with his father, Irvin R. Fenner, held two patents for the manufacturing of artificial limbs. In 1903, the Chicago Artificial Limb Company was located at 36 Geary Street, while Fenner resided at 1007 Bush Street. Fenner was seldom mentioned in newspapers of his day, save for a notice in the *San Francisco Call* related to poor natural gas service in the Richmond neighborhood. Fenner resided at 2025 Lake Street until his death in 1916.

The 1920 U.S. Census shows that Percy O'Brien, an attorney, rented 2025 Lake Avenue. O'Brien left the property by 1922, and it was subsequently rented by Helen Johnson. From 1933 to 1939 the property was owned by Franklin E. Young (clothes cleaner) and his wife Mae. Subsequent owners and occupants have included Anne and Harold W. Stelling (general manager, Royal Showcase & Fixture Company) from 1940 to 1954; the Applegarth family from 1955 to 1957; Janet Geertsen (public school teacher) from 1960-1961; and Linda E. and Jack W. Ross (trumpet player and entertainer) from 1965 to 1970. Mr. Ross recorded several novelty records in the early 1960s including "Cinderella," which reached #16 on the Billboard charts in 1962.

Based on this review of owners and occupants, 2025 Lake Avenue is most closely associated with William Fenner, who commissioned its construction and resided at the property for approximately 12 years. However, research has not indicated that William Fenner was a person important to history such that the house would qualify for listing under this criterion. Likewise, none of the other persons named above appear to be persons important to local, state or national history. It is therefore determined that 2025 Lake Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The water service connection record for the subject property lists P.H. Bosworth of the Building Construction Company as the applicant. According to the historic resource evaluation prepared Architecture + History, LLC, Paul Harte Bosworth was born in California and apprenticed under master architect, Albert Pissis. Bosworth served as manager of the Building Construction Company, which at the turn of the twentieth century specialized in acquiring lots and building homes for purchase via an installment plan. The extent of the Bosworth's work prior to the 1906 Earthquake is poorly understood, but he was identified as the architect of two houses in Potrero Hill, and another in Presidio Heights. Bosworth's plans for his own house at 3970 23rd Street were also the subject of a humorous article in the September 8, 1901 edition of the *San Francisco Chronicle* entitled "Where Red Tape is Thickest in Municipal Affairs."

Following the 1906 disaster, Bosworth penned an article for the *San Francisco Call* regarding the need for segregating new development in the downtown area according to the fire resistance of the buildings. The 1926 publication *California and Californians* further stated that he planned and built fifteen hundred refugee cottages following the disaster—although research did not reveal another source to confirm this. By 1907, Bosworth was identified as the general manager of the Building Investment Company, which confined its business to the manufacture of building materials.[1]

Bosworth was noted for his work using concrete construction. In 1908 he was awarded two patents: one for the design of a concrete wall, the other for a method of forming concrete buildings. Around the same time he designed a reinforced concrete model home at Half Moon Bay for the Ocean Shore Railway (extant). In 1911, Bosworth was the subject of an article in the *Cement and Engineering News* regarding the construction of all-concrete buildings, including a photo of a Bosworth-designed residence at 2110 Park Boulevard in Palo Alto (extant). As late as 1918 Bosworth continued to write letters for cement industry publications.[2] His primary focus during this period, however, appears to have been in real estate development, and by 1922 was serving as president of the Property Development Company.

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[1] "Is Helping Rebuilt San Francisco," *The Architect and Engineer of California*, Vol. 10, No.3, October, 1907.

Considered as a whole, Bosworth's known body of work remains poorly understood, although it is clear that he was an active participant in real estate development during the early 20th century. Other than his cement houses, he received little notice in architectural journals, and it is likely that the bulk of his architectural practice was focused on relatively modest residential designs geared to the growing middle class. Thus, for the purposes of this analysis, Bosworth does not appear to qualify as a master architect.

The subject property was designed with a blend of Shingle style and Colonial Revival style influences, both of which include variants distinguished by the use of a gambrel roof. Often called Dutch Colonial Revival because of the room form, other characteristics common to similar properties in San Francisco include the use of wood shingle cladding and double-hung wood windows with diamond-pattern glazing in the upper sash.

The historic resource evaluation prepared Architecture + History, LLC states: "While the house does convey significant elements of a Colonial Revival house with a Dutch gambrel roof ... it does not embody the distinctive characteristics of a specific type, period, region or method of construction that would make it an important example of the Dutch Colonial Revival within the context of San Francisco architecture." The historic resource evaluation does not address, however, the relative prevalence of Dutch Colonial Revival style design versus other residential styles in use at the turn of the century.

Research performed by Planning Department staff indicates that the Dutch Colonial Revival style is among the rarest architectural styles in San Francisco, with its use generally confined to areas in Pacific Heights, Presidio Heights, Haight Ashbury and portions of the Richmond neighborhoods. Preliminary reconnaissance efforts in the vicinity of the subject property revealed only eight other examples of Dutch Colonial Revival style properties within the more than fifty square blocks bounded by Geary Boulevard, Lake Street, 14th Avenue and 32nd Avenue. Of these, only three—including the subject property—had not been significantly altered, and 2025 Lake Street evidences the greatest level of architectural ornament—principally through its diamond light fenestration and bay window with flared base.

Despite being rare example of a type and style within the context of its neighborhood, Planning Department staff have determined that the property cannot be said to be among the last remaining relatively unaltered examples of the style within the city. It is overall modest in nature, and when compared with other similar properties does not appear to rank among the more fully realized examples of the style.

The subject property also does not appear to contribute to a California Register eligible historic district in the neighborhood. While two adjacent properties feature a similar material palette and scale, the subject block face lacks overall cohesion, with a variety of cladding materials, styles and rooflines. It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a historic district. However, this finding does not preclude finding other individual properties or historic districts in the vicinity as significant under this Criterion.

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[2] "A Time-Saving Table for Plasterers," *Concrete,* Vol. 8, No. 4, April, 1916.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

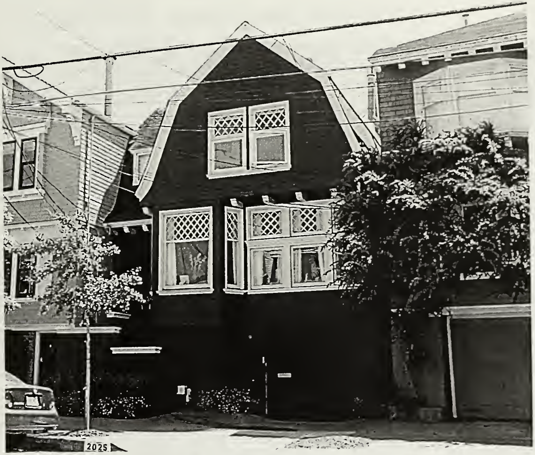
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

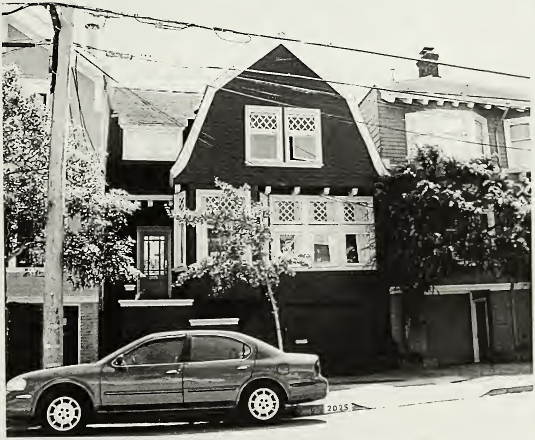
Signature: ______________________ Date: 9-8-2014

Tina Tam, *Senior Preservation Planner*

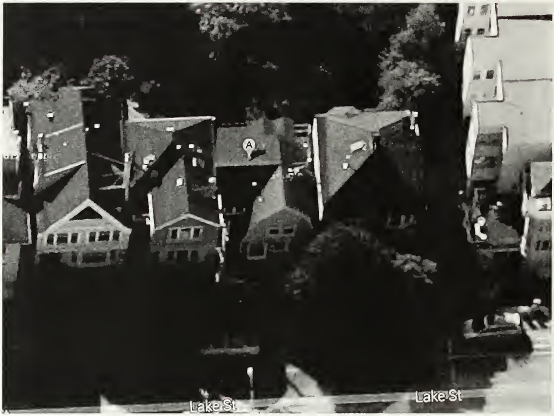
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



2025 Lake Street primary façade (San Francisco Planning Department)



2025 Lake Street primary façade (San Francisco Planning Department)



Satellite view north of 2025 Lake Street and surrounding properties (Google Maps)

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2824 Scott Street		0537/015	
Case No.	Permit No.	Plans Dated	
2014.0868E		5/19/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Addition and alteration to existing 4-story residence. New exterior materials and finishes, new roof slope configuration at 3rd floor within existing building envelope. Demolition of existing covered decks at rear of building, new additions at 1st, and 2nd levels within footprint of existing decks to be demolished. creation of 1 exterior off-street parking spot, new garage with 3 interior off-street parking spaces at ground floor, and interior renovations.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3.** **If one or more boxes are checked above, an *Environmental Evaluation Application* is required,** **unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Joy Navarrete Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning, ou=Environmental Planning, email=joy.navarrete@sfgov.org, c=US
Date: 2014.[illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. GO TO STEP 5.
☑	**Category B:** Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement of original/historic windows** that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 8/8/14 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Building does not retains historic integrity.

Preservation Planner Signature: Jonathan Lammers [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☐ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2014.09.11 16:31:22 -07'00'
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Missio
Suite 400
San Francisc
CA 94103-2

Reception:
415.558.6

Fax:
415.558.6

Planning
Information:
415.558.6

Date August 8, 2014
Case No.: **2014.0868E**
Project Address: **2824 Scott Street**
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 0537/015
Date of Review: August 8, 2014 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2824 Scott Street, is located on the east side of Scott Street between Union and Scott streets in the Pacific Heights neighborhood. The subject lot is largely rectangular in shape and measures 42 feet wide and 126.5 to 137.5 feet deep. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is characterized by sloping topography and occupied by a two-to-three-story (with-raised basement), wood-frame, single-family residence constructed in 1908. The building is irregular in plan, clad with smooth stucco, and capped with a combination of cross-gable, flat and shed roof forms. It is apparent that the building has been substantially modified from its original design with the construction of a large rear addition behind the original central wing.

The primary façade faces west onto Scott Street with the upper floors of the central mass overhanging the first story. The primary entrance is set back along the south side of the property and set within a vestibule created by the overhang of the second story. This entry is approached by a concrete walkway and brick steps. The primary entrance is a fully glazed wood door flanked by sidelights featuring textured glazing. Two additional entrances are also accessed from Scott Street. These include an entry at the basement level of the primary façade, which includes an ornamental metal security gate flanked by raised brick planters. The other entry is located at the terminus of a paved driveway located at the north end of the lot. This entry includes a flush wood door crowned with an awning.

Typical fenestration includes a mix of fixed and original double-hung wood sash windows on the central projecting mass of the building. Typical fenestration at the rear of the building includes sliding and casement aluminum windows. The primary façade terminates in a front-facing gable piercing overhanging eaves. Other architectural features include a balustrade crowning the second story above the primary entry, as well as a stuccoed chimney with twin vents extending above the roofline at the north end of the central wing.

Building permit records document various alterations including a one-story-over-basement wood-frame addition consisting of a garage and servant's quarters (1911); a five foot addition to the north wall of the living room and a ten foot addition to the kitchen, as well as remodeling of the servant's room (1914); the addition of a sun porch, bathrooms and bedrooms (1928); conversion from a single-family dwelling to a boarding house including adding three rooms at the rear of the ground floor, extending the upper floors, installing twelve bathrooms and two fire escapes (1957); and conversion back to a single-family dwelling and remodeling of the kitchen (2005).

Pre-Existing Historic Rating / Survey

The subject property has not been assessed by any historic or architectural surveys and is not listed on any local, state or national registries. The subject property is therefore considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

2824 Scott Street is located in San Francisco's Pacific Heights neighborhood, an area roughly bounded by Green Street on the north, California Street on the south, Van Ness Avenue on the east, and Presidio Avenue and Lyon Street on the west. The subject block face is exclusively residential and characterized by two- to three-story single-family dwellings with modest front and side setbacks. Construction dates for buildings located on the subject block face range from circa 1900 to 1925, with most constructed prior to 1910. This is reflected in the architecture of the building stock, which includes examples of buildings designed with Colonial Revival, Classical Revival, Arts & Crafts and Mediterranean Revival influences. The overall level of architectural integrity is good, with garage insertions among the most common alterations.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: n/a	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: n/a ☐ Contributor ☐ Non-Contributor

Based on the information provided in a Supplemental Information for Historic Resource Determination application prepared by Stanford Hughes (dated May 20, 2014), information found in the Planning Department files, and research conducted on the Pacific Heights neighborhood, Preservation staff find that the subject building is not eligible for listing in the California Register of Historical Resources, either individually or as part of a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The street grid for Pacific Heights was platted during the 1850s as a result of the Van Ness Ordinance, which created a large addition to the city boundaries known as the "Western Addition." This legislation also reserved several squares for public use, including Alta Plaza, Lafayette Park, Jefferson Square, Hamilton Square and Alamo Square. During this period, access to the Pacific Heights area was hampered by the steep topography. The closest formal transportation route was the Presidio Road, developed during the 1840s with an alignment roughly following today's Union and Filbert streets.

From the 1850s through the 1870s the area remained far removed from the more populous areas of the city and was used primarily for dairies and cattle ranching. The 1869 U. S. Coastal Survey map of San Francisco shows that only California and Sacramento streets had been graded as far west as what is today Divisadero Street, and the nearest streetcar operations were horse-drawn cars running along Post Street to the south, and at Sutter and Polk streets to the east. Within the boundaries of Pacific Heights, only a few dozen buildings are shown, most of which were located away from the steep upper slopes.

The primary catalyst for sustained development of Pacific Heights was the invention of the cable car, which revolutionized transportation by reducing travel times and making it much more feasible to develop the city's hills. In 1877, the Clay Street Hill Railroad was extended west to Van Ness Avenue, bringing the eastern portion of Pacific Heights within easy commuting distance of downtown. Two years later, the California Street Cable Railroad extended its operations as far west as Presidio Avenue, and by 1891 additional lines had been installed running out Jackson and Union streets, as well as along Pacific Avenue as far west as Fillmore Street.

The evolution of Pacific Heights as a prestigious suburb during this period can be traced to a number of factors. One was the decline of the city's first fashionable neighborhood, Rincon Hill, following construction of the Second Street Cut in 1869. A few years later, tree planting efforts along Van Ness Avenue—one of the city's broadest thoroughfares—increased the attractiveness of that boulevard and a number of grand Victorian residences were built along or in close proximity to Van Ness Avenue. As more cable car lines were extended westward from Van Ness Avenue, the construction of large homes followed their routes.

Generally speaking, the development pattern in Pacific Heights during the late-19th and early-20th centuries was characterized by the construction of large detached residences with ample front and side setbacks. Flats were a minority. Many of the largest homes were built on oversized lots with extensive side yards, or commanded prestigious corner locations. The block interiors were frequently built up with comparatively modest—though still substantial—two-story residences. Pacific Heights was not monolithic, however. Some areas followed a development pattern more closely attuned to the urban density seen elsewhere in the Western Addition, with streets lined with rows of dwellings and flats with little or no side setbacks. These included the area south from Jackson Street and west of Buchanan Street, as well as the northeastern portion of the neighborhood along Green Street between Octavia and Webster streets. The latter included distinct pockets of semi-identical flats, dwellings and row houses—a few of which survive, including 1950-1960 Green Street and 2811-2819 Buchanan Street.

Initially, wood frame construction was dominant, although brick construction grew in popularity toward the turn of the century. Commercial development was relatively rare, although shopping districts did evolve along some of the cable car routes, particularly California, Union and Fillmore streets. By the turn of the century much of the eastern and southern portions of Pacific Heights were beginning to approach build-out, although development remained fairly sparse in the northwestern portion of the neighborhood. This was partly due to the extreme topography. In particular, the area between Scott Street and the Presidio featured some of the steepest grades in the neighborhood, with a change in elevation of more than 100 feet between Pacific Avenue and Vallejo Street. As a result, streets such as Lyon, Baker and Broderick were developed with stairways rather than graded streets south of Broadway.

The neighborhood largely escaped damage during the 1906 Earthquake and Fire, when Van Ness Avenue was used as a fire break. As with other neighborhoods located outside the burned districts, Pacific Heights soon experienced a punctuated period of infill as displaced residents relocated to the area. A fair amount of construction also occurred in the neighborhood during the early 1910s in anticipation of the 1915 Panama Pacific International Exhibition (PPIE) which was developed a few blocks to the north in what is today the Marina neighborhood.

Evidencing shifting architectural tastes, the buildings constructed during the early 20th century were designed in a variety of styles, although Shingle (or First Bay Region), Craftsman, Classical Revival and Period Revival design influences were most popular. A substantial number of these homes were architect designed and constructed with a high level of craftsmanship. Master architects known to have worked in Pacific Heights include George Applegarth, Bakewell and Brown, Bliss and Faville, Ernest Coxhead, Lewis Hobart, John Galen Howard, Edgar Mathews, G. Albert Lansburgh, Bernard Maybeck, and Willis Polk, among others.

Pacific Heights experienced another significant period of growth during the 1920s, as San Francisco and the rest of the United States participated in a sustained building boom. A major force for this growth was the advent of the private automobile, which facilitated the development of areas further away from streetcar lines. The popularity of the private automobile also led to changes in residential design, with most new homes featuring driveways and integral garages. Another result of the 1920s building boom in Pacific Heights was the demolition of large Victorian homes—by this time seen as passé—for the construction of elegant new apartment buildings. This type of activity was most pronounced at the eastern end of the neighborhood, particularly east of Fillmore Street. Improvements in construction equipment and engineering techniques during the 1920s also facilitated construction at sites previously viewed as too steep or otherwise unsuitable for development. By the end of the decade, only one large undeveloped parcel remained in Pacific Heights: the block bounded by Broadway, Vallejo, Divisadero and Scott streets. This area would subsequently be developed during the 1930s as the Normandie Terrace subdivision.

During World War II, many of the surviving large Victorians in Pacific Heights were subdivided into boarding houses to accommodate a huge influx of war workers. As building activity revived during the post-war period, many of these buildings were demolished and replaced with multi-story apartment buildings. All of the cable car lines were also removed from the neighborhood. During this same period, several large homes were purchased for institutional uses, including uses as schools and foreign consulates. Today, Pacific Heights remains one of the most prestigious neighborhoods in the city. The presence of many large apartment buildings lends an urban feel to the eastern end of the neighborhood, while the blocks between Jackson and Green streets west of Steiner Street continue to serve as an elegant enclave of primarily single-family dwellings.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it then featured a few frame dwellings, including a large two-story mansion standing on an oversized lot that comprised more than a third of the block. This was the home of David Bixler, an attorney who had made a considerable fortune investing in silver mines during the 1860s. By 1905, Sanborn maps show the subject block remained sparsely developed, although two new substantial residences had been constructed at the southwest corner: 2800 Scott Street designed by architects Bliss & Faville, and 2820 Scott Street designed by architect James A. McCullough. Today these are the two oldest buildings on the subject block.

The 1913 Sanborn map shows the construction of two additional buildings along Scott Street, including the subject property. At that time, 2824 Scott Street is shown as a two-and-a-half-story-over-raised-basement dwelling, with the addition of a two-story garage and servant's quarters set back along the north side of the property. Development of the remainder of the subject block continued to be restrained over the next decade owing to the presence of the large Bixler property, as well as an adjacent property located on an oversized lot. Circa 1925, the property owned by David Bixler was redeveloped with five large apartment buildings, and the adjacent large lot was redeveloped in 1939—essentially completing the build out of the subject block.

Considered as a whole, 2824 Scott Street does not appear to be associated with significant events such that it would be individually significant under Criterion 1. Its construction is associated with broader development trends in Pacific Heights during the early 20th century, but its construction does not appear noteworthy within this context. Likewise, it does not appear to be part of a potential historic district. Prior Historic Resource Evaluation Responses prepared by the Planning Department for the Pacific Heights neighborhood have identified a California Register eligible historic district in the immediate vicinity of the subject property, but 2824 Scott Street was excluded from the district due to prior alterations.

It is therefore determined that 2824 Scott Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Pacific Heights neighborhood as significant under this Criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. According to the original building permit, the subject property was constructed for Manning F. Bowes (1837-1910), a retired doctor.[1] Bowes was born in Pennsylvania and served as a surgeon with the 51st Pennsylvania Infantry during the Civil War. Prior to the construction of the subject property he lived at 1309 Jones Street. He died in December 1910, shortly after the construction of 2824 Scott Street, and was buried at the National Cemetery in the Presidio.

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[1] "Bowes was Army Surgeon," *San Francisco Call*, February 24, 1911, 1.

In 1911 the subject property was sold to Chauncey W. Pennoyer, president of the Pacific Lumber Company (PALCO). A resident of Michigan, Pennoyer was elected president of the company circa 1909. Based on city directory research, Pennoyer was an intermittent resident of San Francisco. During the 1910s he is only shown living at the property in 1916 and 1917, and is identified in the 1920 US Census as living in Hillsborough. During the 1920s, other residents shown at the property included Erwin Furman, president of Print Rooms (1920) and Edward Selfridge, president of the Northwestern Lumber Company (1923).

In 1928 the property was sold to Jerome M. Politzer, Sr., and attorney, who owned the property through 1957. During his tenancy he served on the Public Library Commission during the 1950s. The property was subsequently purchased by Claude Reboul and Olga Lindenwood, who converted the building into a boarding house. In 2004 it was purchased by 2824 Scott Street LLC, and in 2006 by Lafayette Scott Street LLC.

The subject property has a primary association with Manning F. Bowes, who commissioned its construction and was its original resident. However, Bowes' period of tenancy was very brief, and there is no indication that he is a person important to local, state or national history. The subsequent owner, Chauncey Pennoyer, headed one of California's most important lumber concerns. However, his association with the subject property does not appear intimate, nor is it clear that Pennoyer is a person important to history. Similarly, there is no indication that Jerome F. Politzer, Sr. or any of the subsequent owners are persons important to history such that the property would qualify for historic listing under this criterion.

It is therefore determined that 2824 Scott Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: **It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**
2824 Scott Street was built by the contractor, George Petersen. Research performed by preservation staff did not reveal any details about Petersen's career or other known works. According to the original building permit, the building was originally clad with wood shingles.

As discussed above under the property description, the building was altered and enlarged several times with the first two decades of its construction. This included the addition of a garage and servant's quarters, additions to the living room and kitchen, as well as the addition of a sun porch, bathrooms and bedrooms. Of interest, the latter alteration was designed by the master architect, Lewis P. Hobart. In 1957 the building was converted into a boarding house with a large rear addition. Other apparent alterations include re-cladding the building with stucco, enclosure of the garage, and the installation of brick planters at the primary façade. Considered as a whole, the accumulated alterations have significantly altered the property such that it no longer retains integrity of design, materials, workmanship or feeling, nor does it embody the distinctive characteristics of a type or period or possess high artistic values.

The building also does not appear to contribute to a potential historic district. As previously discussed, prior Historic Resource Evaluation Responses prepared for the Pacific Heights neighborhood have identified a California Register eligible historic district in the immediate vicinity of 2824 Scott Street. This district is significant for its high artistic values and association with master architects. However, because of prior alterations, the subject property was excluded from the district and is not located within the district boundaries.

It is therefore determined that 2824 Scott Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 3. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the neighborhood as significant under this Criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 2824 Scott Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has not been found significant under any of the Criteria named above and thus a discussion of integrity is not warranted.

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks
Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property has not been found significant under any of the Criteria named above and thus a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

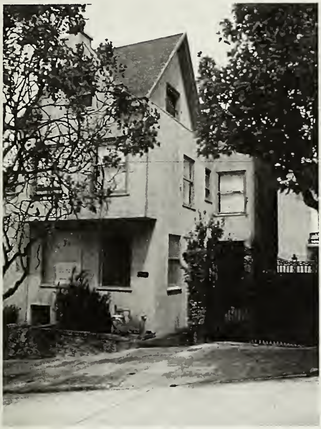
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

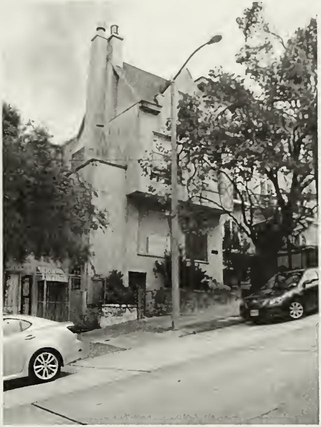
Signature: ______________________ Date: 9-11-2014

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View northeast of 2824 Scott Street
(photo: Stanford Hughes)



View southeast of 2824 Scott Street
(photo: Stanford Hughes)

Satellite view east showing 2824 Scott Street at center (Google Maps)

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3008-3010 Geary Blvd.		1067/019	
Case No.	Permit No.	Plans Dated	
2014.0552E		9/1/14	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Change of use from theater to personal service/baseball academy.			

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STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☑	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☑	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): The work primarily involves alterations to the auditorium space, which would retain sufficient integrity to convey the building's potential significance as a neighborhood theater. The alterations to the raked floor, stage, tiered seating, and walls are reversible.
☐	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Shelley Caltagirone	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Shelley Caltagirone	**Signature or Stamp:** Shelley Caltagirone Digitally signed by Shelley Caltagirone DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Shelley Caltagirone, email=shelley.caltagirone@sfgov.org Date: 2014.09.15 12:56:56 -07'00'
	Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.1806E**
Project Title:	**San Francisco Department of Public Works (SFDPW) Fire Stations 10, 15, 17, 38, & 41**
Zoning:	Various
Block/Lot:	Various
Lot Size:	Various
Project Sponsor:	Gabriella Judd-Cirelli, SFDPW – (415) 557-4707
Staff Contact:	Sandy Ngan – (415) 575-9102 Sandy.Ngan@sfgov.org

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PROJECT DESCRIPTION:

The proposed project involves alterations and improvements to existing Fire Stations 10, 15, 17, 38, and 41. The proposed project would not change the floor area of any of the existing buildings.

[*Continued on next page*]

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(d)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

September 18, 2014
Date

cc: Gabriella Judd-Cirelli, Project Sponsor
Shelley Caltagirone, Preservation Planner
Supervisor Mark Farrell, District 2 (via Clerk of the Board)
Supervisor David Chiu, District 3 (via Clerk of the Board)
Supervisor Norman Yee, District 7 (via Clerk of the Board)
Supervisor Malia Cohen, District 10 (via Clerk of the Board

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

Fire Station 10 at 655 Presidio Avenue (Assessor's Block 1032, Lot 001) is located on the block bounded by Presidio, Euclid, and Masonic Avenues. The parcel is approximately 30,900 square feet (sf) in size and located in a Public (P) Zoning District and a 40-X Height and Bulk District. Fire Station 10 is a 28-foot-tall, two-story, approximately 12,300-sf building. The proposed alterations and improvements to Fire Station 10 include roof replacement, windows refurbishment, and exterior painting.

Fire Station 15 at 1000 Ocean Avenue (Assessor's Block 3180, Lot 004/Lot 194) is located on the northwest corner of the intersection of Ocean and Phelan Avenues. The parcel is approximately 1,259,914 sf in size and located in Public (P) and Ocean Avenue Neighborhood Commercial Transit (NCT) Zoning Districts and 55-X and 65-A Height and Bulk Districts. Fire Station 15 is a 30-foot-tall, two-story, approximately 12,400-sf building. The proposed alterations and improvements to Fire Station 15 include roof replacement, windows refurbishment, exterior painting, shower replacement, and emergency generator replacement. The existing 30-kilowatt generator would be replaced with an 80-kilowatt generator. Approximately two feet of excavation would take place to allow for the construction of a concrete slab to accommodate the larger, newer generator at its existing location.

Fire Station 17 at 1295 Shafter Avenue (Assessor's Block 4792, Lot 018) is located on the southern corner of the intersection of Shafter Avenue and Ingalls Street. The parcel is approximately 10,000 sf in size and located in a Public (P) Zoning District and a 40-X Height and Bulk District. Fire Station 17 is a 30-foot-tall, two-story, approximately 12,100-sf building. The proposed alterations and improvements to Fire Station 17 include roof replacement, windows refurbishment, exterior painting, shower replacement, emergency generator replacement, and mechanical system upgrades. The newer replacement generator would be similar in size to the existing generator and installed at its existing location.

Fire Station 38 at 2150 California Street (Assessor's Block 0638, Lot 016) is located on the north side of California Street between Buchanan and Laguna Streets. The parcel is approximately 11,592 sf in size and located in a Public (P) Zoning District and a 40-X Height and Bulk District. Fire Station 38 is an 18-foot-tall, two-story, approximately 13,600-sf building. The proposed alterations and improvements to Fire Station 38 include roof replacement, windows refurbishment, exterior painting, and mechanical system upgrades.

Fire Station 41 at 1325 Leavenworth Street (Assessor's Block 0216, Lot 003), is located on the west side of Leavenworth Street between Washington and Clay Streets. The parcel is approximately 3,024 sf in size and located in a Residential – Mixed, Medium Density (RM-3) Zoning District and a 65-A Height and Bulk District. Fire Station 41 is a 24-foot-tall, two-story, approximately 6,683-sf building. The proposed alterations and improvements to Fire Station 41 involve roof replacement, windows refurbishment, shower replacement, and mechanical system upgrades.

PROJECT APPROVALS:

The proposed project would require the approvals listed below:

- Building Permit(s) from the Department of Building Inspections (DBI) for applicable interior and exterior building work.
- Permit to Construct from the Bay Area Air Quality Management District (BAAQMD) for each generator replacement.
- Permit to Operate from the BAAQMD for each generator replacement.

Approval Action: The issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources

Fire Stations 10, 15, 17, 38, and 41 have been identified as contributors to the 1952 Fire Bond Act Thematic Historic District and are considered by the Department to be historic resources for the purposes of CEQA evaluation.[1]

For the proposed project, the Department's Preservation staff initiated its review to determine if the proposed project would cause a substantial adverse change in the significance of the historical resource. CEQA defines a substantial adverse change as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define 'materially impaired' as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Resources, a local register of historical resources, or an historical resource survey.

A memorandum was prepared for the proposed project by historic resource consultant, Page & Turnbull, and submitted to the Department's Preservation staff for review.[2] In this memorandum, Page & Turnbull summarized the history of determinations for the 1952 Fire Bond Act Thematic Historic District and outlined the potential impacts based on the proposed project description and drawings. Department Preservation staff reviewed the memorandum in conjunction with the project description and determined that the proposed project would cause no adverse impacts to the historic resources and additional historic review would not be required.[3] Preservation staff concurred with Page & Turnbull's analysis that the proposed project would maintain the original use of the buildings as fire stations, not alter any character defining materials, features, spaces or spatial relationships, and retain and preserve the historic character of the fire stations. The project does not appear to affect the eligibility of the fire stations to continue to contribute to the 1952 Fire Bond Act Thematic Historic District and all proposed work would be consistent with regular maintenance and repair, or restorative work.[4]

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[1] Shelly Caltagirone, San Francisco Planning Department, Memorandum, "RE: Firehouse," August 31, 2011. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1806E.

[2] Page & Turnbull, Inc, Memorandum, " San Francisco Fire Stations 10, 15, 17, 18, & 41, San Francisco, California," November 2013. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1806E.

[3] Shelly Caltagirone, Email to Kei Zuishi – RE: Fire Stations 10, 15, 17, 38, & 41 (Case No. 2013.1806E), San Francisco Planning Department, January 21, 2014. A copy of this email is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1806E.

Therefore, the proposed project would cause no adverse impacts related to historic architectural resources.

Air Quality

Two generator replacements are proposed at Fire Stations 10 and 15 (one at each fire station) and both fire stations are not located in an Air Pollutant Exposure Zone. The replacement generators would be newer than the existing generators[5]; therefore, they are not anticipated to increase emissions at either fire station.

Generators are regulated by the BAAQMD through its New Source Review (Regulation 2, Rule 5) permitting process. The project sponsor would be required to obtain applicable permits to operate an emergency generator from the BAAQMD. Although emergency generators are intended only to be used in periods of power outages, monthly testing of the generator would be required. The BAAQMD limit testing to no more than 50 hours per year. Additionally, as part of the permitting process, the BAAQMD limits the excess cancer risk from any facility to no more than ten per one million population and requires any source that would result in an excess cancer risk greater than one per one million population to install Best Available Control Technology for Toxics (TBACT). Compliance with the BAAQMD permitting process would ensure that project-generated Toxic Air Contaminants (TAC) emissions would not expose sensitive receptors to substantial air pollutant concentrations, and TAC emissions would not result in significant impacts.

Therefore, the proposed project would cause no adverse impacts related to air quality.

EXEMPT STATUS

CEQA State Guidelines Section 15301(d), or Class 1(d), provides an exemption for the repair and maintenance of existing public structures, facilities, and mechanical equipment. The proposed project would include alteration and improvements, such as roof replacement, windows refurbishment, exterior painting, shower replacement, generator replacement, and/or mechanical system upgrades, to existing Fire Stations 10, 15, 17, 38, and 41. Therefore, the proposed project meets the criteria for exemption from environmental review under Class 1(d).

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[4] Shelly Caltagirone, Email to Sandy Ngan – RE: Fire Stations 10, 15, 17, 38, & 41 (Case No. 2013.1806E), San Francisco Planning Department, September 16, 2014. A copy of this email is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1806E.

[5] Project Sponsor, Email to Sandy Ngan – RE: Clarification for DPW Bond Project Fire Stations 10, 15, 17, 38, and 41, San Francisco Planning Department, September 12, 2014. A copy of this email is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1806E.

CONCLUSION

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.0783E**
Project Title:	**26 Hodges Alley**
Zoning:	RH-3 (Residential – House, Three Family) Zoning District 40-X Height and Bulk District
Block/Lot:	0134/012
Lot Size:	1,067 square feet
Project Sponsor:	Heidi Liebes – Liebes Architects (415) 812-5124
Staff Contact:	Christopher Espiritu – (415) 575-9022 Christopher.Espiritu@sfgov.org

PROJECT DESCRIPTION:

The proposed project would include the interior remodel of an existing two-story residence and the vertical addition for a new third floor to add an approximately 460-square-foot (sq ft) bedroom suite. The proposed project would also include the expansion of an existing roof deck by adding approximately 131 square feet of new roof deck space, accessed from the new third floor bedroom. The proposed third-floor addition would add approximately 11′-1″ to the existing 19′-10″ structure, for a total building height of 30′-11″. Other project details include the installation of new interior stairs, enlarging the existing kitchen, and enclosing an existing exterior staircase for access to the expanded roof deck. The project site is located on the block bounded by Green Street to the north, Vallejo Street to the south, Sansome Street to the east, and Hodges Alley to the west, within the North Beach neighborhood.

EXEMPT STATUS:

Categorical Exemption, Class 1 [California Environmental Quality Act (CEQA) Guidelines Section 15301].

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

September 18, 2014
Date

cc:		
Heidi Liebes, Project Sponsor	**Jonathan Lammers**, Preservation Planner	Supervisor **Chiu**, District 3 (via Clerk of the Board)
Kate Conner, Current Planner	Historic Preservation Distribution List	Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project is located on a site that has a slope of approximately 20 percent sloping downward (to the east) towards the rear of project site. The proposed project would involve excavation associated with foundation-strengthening related to the proposed additions and provide slope-stabilization support to adjacent buildings. The existing one-vehicle garage at-grade would remain and the existing 10-foot-wide curb cut, located on the Hodges Alley frontage, would also remain.

Project Approvals

The proposed project would require the following approvals:

- Variance (Zoning Administrator) – The proposed project would require a Variance from the Planning Code for a rear yard modification pursuant to Planning Code Section 134. This variance would be granted by the Planning Department's Zoning Administrator.
- Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Site Permit by DBI.

Approval Action: While the proposed project would require the approval of a Variance by the Zoning Administrator, the Approval Action for the project would be through the issuance of a Site Permit by DBI. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a Site Permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA. According to the Historic Resource Evaluation Response (HRER)[1] prepared for the project, and information found in the Planning Department archives, the property at 26 Hodges Alley contains a two-story, wood-frame, single-family residence constructed in 1907. Originally addressed as 6 Hodges Alley, the residence is vernacular in style, clad with unpainted horizontal rustic wood channel siding, and capped by a flat roof. The primary façade faces west onto Hodges Alley and features a metal-frame panel garage door to the south and a metal panel pedestrian entry to the north.

The property is not located within the boundaries of any listed historic districts. However, the property is located within proximity (¼-mile) of the Telegraph Hill, Northeast Waterfront, and Jackson Square

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[1] Jonathan Lammers – Preservation Planner, *Historic Resource Evaluation Response (HRER), 26 Hodges Alley*, November 15, 2013. This report is available for review as part of Case No. 2013.0783E.

Historic Districts. Therefore, the property was evaluated for individual eligibility for inclusion, as well as inclusion as contributor to a historic district, to the California Register.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 26 Hodges Alley was evaluated for inclusion into the California Register and is further discussed below.

Criterion 1 (Events). According to the HRER, the building stock along the southeastern slopes of Telegraph Hill represents a cohesive development pattern associated with rebuilding efforts following the 1906 Earthquake. The reconstruction of San Francisco was unprecedented in its scope and pace, and remains one of the most significant events in the city's history. Nearly all buildings in the immediate vicinity were residential or mixed-use properties constructed during a punctuated burst of activity between 1906 and 1913, and they convey clear and significant association with the reconstruction effort. While the property at 26 Hodges Alley does not appear to be an individually eligible for historic listing under this Criterion, it is part of a larger grouping of properties which collectively constitute a potential historic district. Therefore, Preservation Staff determined that 26 Hodges Alley Street is significant under California Register Criterion 1 (Events) for its association with post-1906 Earthquake reconstruction.

Criterion 2 (Persons). According to the HRER, Preservation Staff determined that as a group, the owners and residents of 26 Hodges Alley illustrate the strong working-class Italian demographics that were representative of the North Beach and Telegraph Hill area during the early 20th century. However, none of the persons appear to be important to local, state or national history such that the subject property would be eligible for historic listing under this Criterion. Therefore, Preservation Staff concluded that 26 Hodges Alley is not eligible for listing in the California Register under Criterion 2 (Persons).

Criterion 3 (Architecture). The HRER found that the building was designed by local architect, Fedele Costa, per the original 1907 building permit record. Fedele Costa was born in 1863 in Bioglio, Italy and immigrated to the United States in 1906. The son of a successful builder, he arrived in San Francisco in 1906 and was known to have served as the architect for St. Joseph's Catholic Church in Auburn, California (1911) and the Holy Rosary Roman Catholic Church in Woodland, California (1912). The existing building at 26 Hodges Alley does not appear to be a distinctive example of a type, period, region or method of construction such that it would be individually eligible for the California Register under this Criterion. Also, the property also does not appear to be a prominent work of architect, Fedele Costa.

However, the building does appear to be part of a concentration of residential buildings significant for their association with post-1906 Earthquake reconstruction and eligible for the California Register as a historic district. Nearly all of the buildings in the immediate vicinity were constructed between 1906 and 1913, and most evidence a shared design vocabulary based on Classical Revival influences. Character-defining architectural features of this district include wood frame construction and wood cladding, and the use of design elements such as pilasters, entablatures, dentil moldings and prominent cornices.

Therefore, Preservation Staff determined that 26 Hodges Alley, while not individually significant under this Criterion, could be significant as part of a concentration of properties that convey clear association with post-1906 Earthquake reconstruction and appear to constitute a potential historic district eligible for listing in the California Register under Criterion 3 (Architecture).

Criterion 4 (Information Potential). Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

In order to be considered a resource for the purposes of CEQA, a property must not only be shown to have significance under the California Register of Historical Resources criteria (Criterion 1-4), but also must have historic integrity.[2] Historic integrity enables a property to illustrate significant aspects of its past. According to the HRER, 26 Hodges Alley retains integrity of location, setting and association as it remains a residential property, has never been moved, and is largely surrounded by the same properties as it was historically. However, the building does not appear to retain integrity of design, workmanship, or materials. The property has experienced several alterations between 1934 and 1969, which included raising the building to insert a garage, window replacement, and the installation of a roof deck. Other alterations which are undocumented or poorly documented include the large rear addition constructed between 1913 and 1938 and the construction of the second-story overhang at the primary façade. The primary entry, garage and fenestration pattern and materials are all contemporary in nature, while the articulation of the primary façade has been altered. Collectively, these changes have significantly changed the character of the building such that it is no longer able to effectively convey its 1907 construction. Therefore, Preservation Staff determined that the property at 26 Hodges Alley does not retain historic integrity.

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[2] Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance."

As discussed, the property was shown to have significance under Criterion 1 (Events) and Criterion 3 (Architecture) for inclusion to the California Register as part of a historic district. However, the property did not retain its historic integrity and lacks integrity from its period of significance (1906-1915). Preservation Staff concluded that the property at 26 Hodges Alley is a non-contributor to an eligible Historic District. For the above reasons, the proposed project would not materially impair the characteristics of the existing historic resource, thus the proposed project would not result in significant impacts related to historic resources.

Geotechnical. According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of 20 percent. A Geotechnical Investigation was conducted for the property and is summarized below.[3]

The Geotechnical Investigation notes that the site slopes downward toward the rear of the property to the east and the rear of the property sits at the top of a near vertical 15- to 20-foot-tall slope that was excavated into the hillside for the development of a downslope residence located at 358 Vallejo Street. The project site is documented to be located in an area that is underlain by Franciscan Complex comprised of sedimentary rocks composed of sandstone, shale, and greywacke sandstone. Also, the site lies immediately southwest of former rock quarry operations that were present on the eastern slopes of Telegraph Hill until the turn of the 20th Century.

The Geotechnical Investigation provides specific recommendations and requirements concerning site preparation and foundations, retaining walls, and rock-slope support. These are further discussed below.

Foundations. The Geotechnical Investigation noted that the proposed improvements including the addition of a new third floor bedroom would be adequately supported by drilled pier foundations. Drilled piers should be at least 18-inches in diameter and drilled at least five feet into the underlying bedrock beneath the existing building.

Rock-Slope Stabilization. The Geotechnical Investigation noted that due to former quarry operations, which included blasting has resulted in over-steepened and shattered slopes. Aggressive quarrying that was common in the Telegraph Hill area left exposed bedrock in the eastern slope, and the Geotechnical Investigation found evidence of recent rockfalls, with debris and rock fragments, that have fallen from the eastern slope at the rear of the property and have accumulated in the rear yard of the adjacent property at 358 Vallejo Street.

A Supplemental Geotechnical Analysis was performed and revised recommendations for rock-slope stabilization were recommended. Due to the unique features of the eastern slope at the rear of the site, the previous recommendation to construct a concrete wall to stabilize the slope was deemed infeasible. The Supplemental Geotechnical Investigation therefore recommended that the best solution for reducing rockfall hazards at the project site would be to include the installation of a steel wire mesh net that would contain loose rock from impacting the residence at 358 Vallejo Street, and the installation of concrete encased steel rock bolts that would reinforce the rock slope. The netting would be supported by vertical rock bolts drilled into the slope at the top and bottom.

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[3] Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, May 28, 2013.* This report is available for review as part of Case No. 2013.0783E.

The Supplemental Geotechnical Investigation[4] identified this strategy as the most feasible since the process will essentially stitch the rock together to prevent pieces of rock from becoming dislodged. Finally, a closely spaced steel mesh net will be attached to the slope to contain pieces of rock that may become dislodged in the future. The selected approach stabilizes loose rock by scaling the rock face and applying mesh. Stability of the existing rock slope is increased by pinning potential wedge-type rock failures with the vertical rock bolts.

The Supplemental Geotechnical Investigation ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements and implementation would not result in foreseeable significant impacts.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

EXEMPT STATUS:

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of approximately 460 square feet for a new third-floor bedroom suite and the interior remodel of the existing two-story residence. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

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[4] Gilpin Geosciences, Inc. – Earthquake & Engineering Geology, *Supplemental Engineering Geologic and Geotechnical Investigation, Residential Improvements, 26 Hodges Alley, San Francisco, California, August 14, 2014*. This report is available for review as part of Case No. 2013.0783E.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
503 Anderson St.		5724/025	
Case No.	Permit No.	Plans Dated	
2014.1094E	2014.0319.1159 and 2014.0319.1158	2/10/2014	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of single-family home and new construction of single-family home.			

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STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☒	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☒ 9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ______________ *(attach HRER)*

b. Other *(specify)*: per PTR form dated 9/18/14

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☒ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

9/19/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard

Signature or Stamp:

9/19/2014

Project Approval Action:

Select One building permit

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	9/17/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	503 Anderson Street	
Block/Lot:	Cross Streets:	
5724/025	Tompkins and Ogden Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1094E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	2/10/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (June 2014). Proposed project: Demolition and new construction.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared Tim Kelley Consulting (dated June 2014) and information found in the Planning Department files, the subject property at 503 Anderson Street contains a 1-story wood-frame single-family residence constructed in ca. 1906 in a vernacular architectural style with subsequent additions and alterations at unknown dates. The original architect or builder is unknown. Permit records indicate that the following exterior alterations occurred to the property: new roof, repair door and windows (1984). Visual inspection and historic maps indicate that front and side additions were constructed at unknown dates.

No known historic events occurred at the property (Criterion 1). The subject building is a common vernacular cottage constructed shortly after the 1906 Earthquake and Fire. No evidence has been uncovered to associate the building with the event, and it does not appear to be a refugee cottage due to the dimensions and features that are inconsistent with this property type. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles and construction dates from 1900 to 1950. Many of the building were constructed near the turn of the 20th century, although nearly all of the early buildings have been substantially altered from their original appearance. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under any criteria.

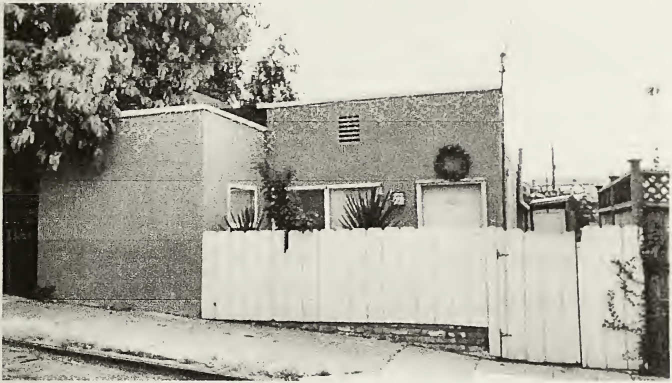
Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	9 · 18 · 2014

HISTORICAL RESOURCE EVALUATION

503 ANDERSON STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
HISTORICAL RESOURCES
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@TIMKELLEYCONSULTING.COM

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1430 15th Ave.		1839/022B	
Case No.	Permit No.	Plans Dated	
2014.1218E		8/5/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Third-floor addition to existing single-family home.			

11
1
9/14

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner **must check box below before proceeding.**	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves **a known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 7/15/2014.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 9/19/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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Suite 400
San Francisco,
CA 94103-2479

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Fax:
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Planning
Information:
415.558.6377

Preservation Team Meeting Date:	9/15/2014	**Date of Form Completion**	9/15/2014

PROJECT INFORMATION:		
Planner:	Address:	
Alexandra Kirby	1430 15th Avenue	
Block/Lot:	Cross Streets:	
1628/028	Judah and Kirkham Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.1218E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	08/05/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information packet prepared by applicant.

Proposal is to construct a vertical addition and a redesign of the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

1430 15th Avenue was designed in 1924 by architect Elias E.J. Rogers and constructed by builder D.W. Ross according to the original building permit. The subject property is a one-story-over-garage, wood frame, single family residence with a side stair leading to the main entrance. The primary facade features stucco siding with a central bay window and parapet with little decorative detail. The garage is deeply recessed beneath the lower level with a service door at the north interior wall. The building retains a high degree of integrity and has undergone few exterior alterations.

Based on historic research conducted by the applicant and preservation planning staff, 1430 15th Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners Henry and Frieda Bode, a carpenter and his wife, resided at the property from 1924 through 1968 and do not appear to be figures of historic significance, nor do later known occupants or owners. The design of the building is vernacular Mediterranean Revival, featuring minimal, abstracted details and not exemplary of the style. Additionally, Rogers and Ross do not appear to be masters in their professions. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block is residential in character and was constructed between 1922 and 1928, featuring Mediterranean Revival and Craftsman style buildings that are highly consistent in massing and scale, although the area does not reflect a strong representation of these styles of builder tracts and is largely eclectic as a whole. Overall, there does not appear to be an eligible historic district in the immediate vicinity.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-18-2014

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PLANNING DEPARTMENT

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SEP 29 2014

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
432 Moraga St.		1933/023	
Case No.	Permit No.	Plans Dated	
2014.1203E		7/17/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Third-story addition and horizontal rear expansion to existing single-family home.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 9/17/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: A. Kirby 9/17/2014

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:	**Signature or Stamp:**
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	9/17/2014	**Date of Form Completion**	9/17/2014

PROJECT INFORMATION:

Planner:	Address:	
Alexandra Kirby	432 Moraga Street	
Block/Lot:	Cross Streets:	
1933/023	10th and 11th Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2014.1203E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/17/2014

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting, June 2014.

Proposal is to construct a vertical and horizontal expansion and redesign the primary facade.

PRESERVATION TEAM REVIEW:

Historic Resource Present ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

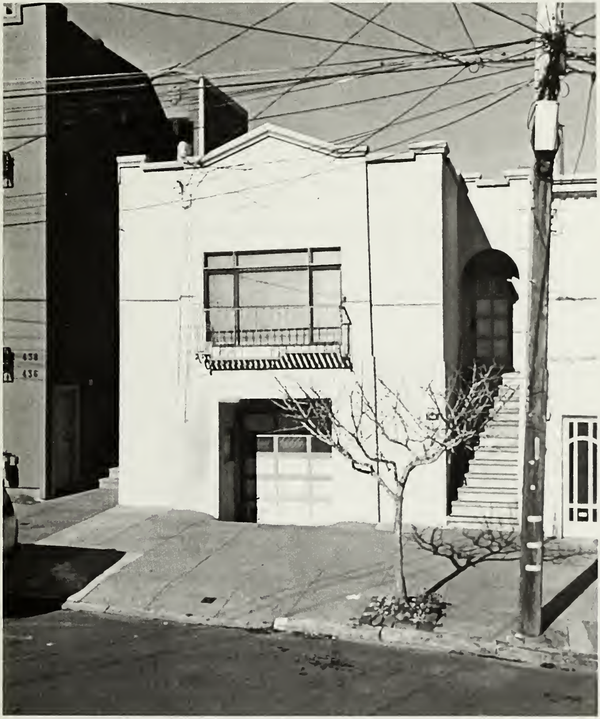
432 Moraga Street was designed in 1923, likely by builder Oscar Lind. The subject property is a one-story-over-garage, wood frame, single family residence with a side stair leading to the main entrance. The primary facade features stucco siding with a central window and parapet with little decorative detail. The garage is recessed beneath the lower level with a service door at the east interior wall. The building retains a high degree of integrity and has undergone few exterior alterations.

Based on historic research conducted by the consultant and preservation planning staff, 1430 15th Avenue does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners Herman and Wanda Mesenberg, a lithographer and his wife, rented the property to a fellow lithographer until 1934. They then resided at the property from 1934 through 1951. The Mesenbergs do not appear to be figures of historic significance, nor do later known occupants or owners. The design of the building is vernacular with Mediterranean Revival influences, featuring minimal, abstracted details, and is not exemplary of the style. Additionally, Lind does not appear to be a master builder. Therefore, the subject building does not appear to be of historic significance under Criterion 3 (Architecture).

The subject block is residential in character and was primarily constructed between 1922 and 1926, although there are two earthquake-era properties as well as a number of post-war properties. The styles and massing of the subject block vary greatly. Overall, there does not appear to be an eligible historic district in the immediate vicinity.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9 - 18 - 2014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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
720-744 Carolina St.		4096/002	
Case No.	Permit No.	Plans Dated	
2014.0830E		received 4/28/2014	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolish and replace two single-family homes. Add detatched single-car garage.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☑	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☑	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling Slope <20%. Archeo clearance. Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentinite does not become airborne during construction.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project does not conform to the scopes of work. **GO TO STEP 5.**
☐	Project involves four or more work descriptions. **GO TO STEP 5.**
☐	Project involves less than four work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 9/15/2014
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison Vand	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison Vand 9/19/2014
	Project Approval Action: ~~Select One~~ Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	9/15/2014	**Date of Form Completion**	9/15/2014

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	720-744 Carolina Street	
Block/Lot:	Cross Streets:	
4096/002	20th Street and Southern Heights Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2014.0830E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	04/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	The proposed project consists of the demolition and construction of two single-family homes and the construction of a new detached single car garage. A Historic Resource Evaluation (HRE) report prepared by Johanna Street, Architect (dated 4/18/2014) was submitted by the project sponsor to aid this review.

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the HRE report prepared for the subject property, 720-744 Carolina Street, neither single-family residential building located on the subject property is an historical resource under CEQA. Constructed around 1907, 744 Carolina Street was originally a single-story cottage that has undergone several rounds of substantial modifications that are chronicled in permit records. 720 Carolina Street is a Contractor Modern-style, two-story, flat-roof, single-family residence constructed in 1960.

The subject property stands in the Potrero Hill neighborhood. The initial residential development of the subject block and adjacent area occurred in the 1890s and early 1900s. While 744 Carolina Street was constructed fairly early for this portion of the neighborhood, the subject property is not significant in the early development of the neighborhood nor is it associated with other significant events or trends in the local area or San Francisco generally. Constructed in 1960, 720 Carolina Street is not associated with any identified significant trends or events in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2.

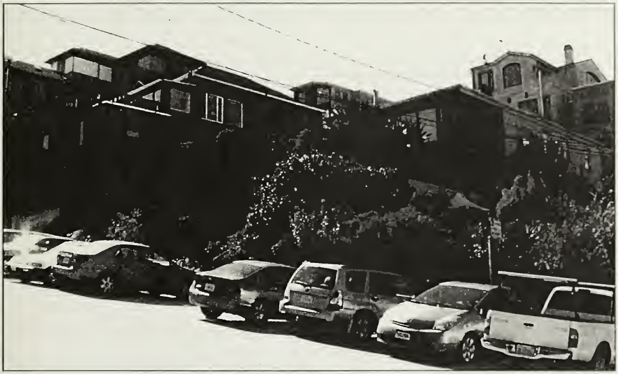
While originally constructed around 1907, 744 Caroline Street has undergone substantial alteration and is no longer recognizable as a building of that period or as a good example of any type, period, or style. Constructed in 1960, 720 Caroline Street is not a good example of Modern residential architecture in San Francisco. Neither building is a good example of the work of a master builder or architect. Therefore, the subject property is not significant under Criterion 3.

The subject buildings are not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

The subject property does not contribute to an eligible or identified historical district. Carolina Street does not retain the architectural cohesion or integrity necessary to qualify as an historical district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-18-2014

720-744 Carolina Street, San Francisco, CA



April 18, 2014

Prepared for William Wiebe

Prepared by Johanna Street, Architect
311 Leland Ave., Menlo Park, CA 94025

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1783 Noe St.		6652/016A	
Case No.	Permit No.	Plans Dated	
2014.1079E	201407111074, 201407111073	7/10/2014	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of existing single-family dwelling and construction of new single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

*Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the*

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 9/22/2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen a. Hilyard 9/22/2014	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature:** Gretchen a. Hilyard 9/22/2014
	Project Approval Action: Select One Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	9/19/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1783 Noe Street	
Block/Lot:	Cross Streets:	
6652/016A	Laidley Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1079E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/10/2014

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

Submitted: Historic Resource Evaluation prepared by Carey & Company (dated August 18, 2014).

Proposed project: Demolition and new construction.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

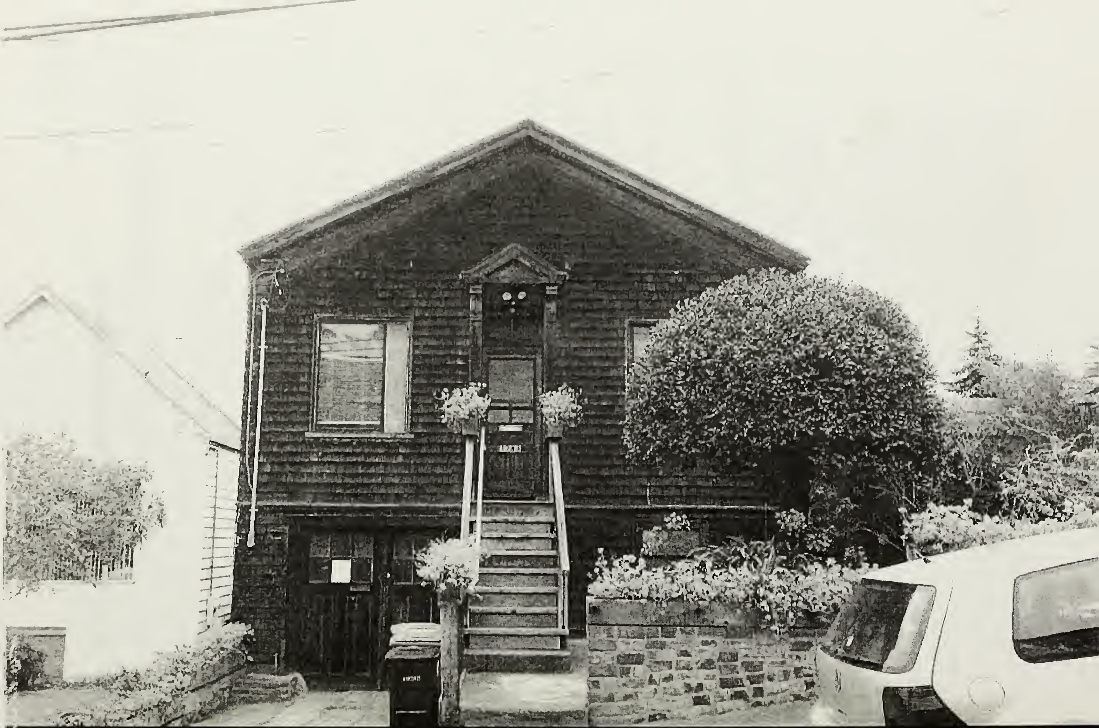
According to the Historic Resource Evaluation prepared by Carey & Company (dated August 18, 2014) and information found in the Planning Department files, the subject property at 1783 Noe Street contains one-story- over-basement wood-frame single-family residence constructed in 1896 in a Victorian-era architectural style. The original architect or builder is unknown. Known alterations to the property include: dry rot repair at the front stairs (1991 and 2008), re-roofing (1998), and covering the facades with wood shingles (unknown date).

No known historic events occurred at the property (Criterion 1). The subject building is a common Victorian cottage constructed at the turn of the 20th century. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Glen Park neighborhood on a block that exhibits a variety of architectural styles and construction dates from 1896 to 1960. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under Criterion 3 (Design).

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9-22-2014



1. SUBJECT PROPERTY, FRONT FACADE, LOOKING EAST

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
SEP 29 2014
SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
97 Anderson St.		5624/037	
Case No.	Permit No.	Plans Dated	
2014.1098E	201406239175	6/20/2014	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

RAISE ROOF BY 4'.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.*	
☑	Class 1 – **Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class 3 – **New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

***If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☒	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.** .

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations** to publicly accessible spaces.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status to** Category *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 9-22-2014

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Gretchen a. H 9/22/2014

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen a. H 9-22-2014
	Project Approval Action: Select One permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	9/19/2014

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	97 Anderson Street	
Block/Lot:	Cross Streets:	
5624/037	Powhattan Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2014.1098E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/24/2014

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Supplemental Information Form prepared by Sven Lavine (dated June 23, 2014).

Proposed project: raise roof by 4 feet.

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

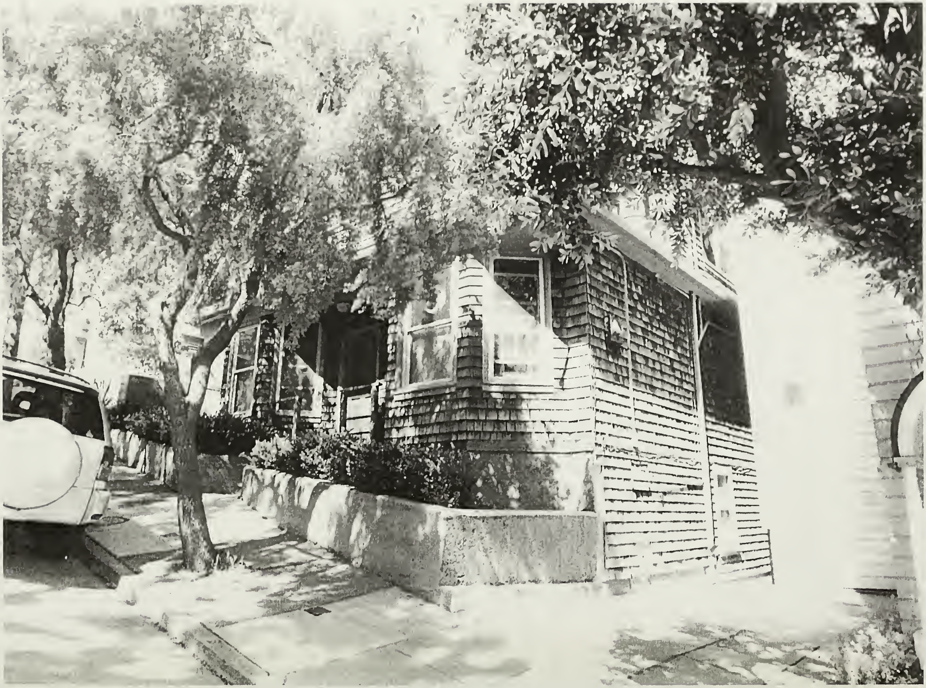
According to the Supplemental Information Form for Historic Resource Determination prepared by Sven Lavine (dated June 23, 2014) and information found in the Planning Department files, the subject property at 97 Anderson Street contains two-story wood-frame single-family residence constructed in ca. 1906 in a vernacular architectural style. The original architect or builder is unknown. Known alterations to the property include: new asbestos siding (1959, later removed at unknown date), re-roofing (1996), and installation of wood shingle siding (unknown date).

No known historic events occurred at the property (Criterion 1). The subject building is a common vernacular cottage constructed shortly after the 1906 Earthquake and Fire. No evidence has been uncovered to associate the building with the event, and it does not appear to be a refugee cottage due to dimensions and features that are inconsistent with this property type. None of the owners or occupants have been identified as important to history (Criterion 2). The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3 (Design).

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles and construction dates from ca. 1906 to 1990. Some of the building were constructed near the turn of the 20th century, although nearly all of the early buildings have been substantially altered from their original appearance. The block also has many examples of infill construction from the mid-to late-20th century. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and the area does not appear to qualify as a historic district under Criterion 3 (Design). No analysis was completed for potential district significance under Criterion 1 (Events) associated with the development of Bernal Heights neighborhood. This context would need to be established through an intensive neighborhood survey.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	9·22·2014



subject 1

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Certificate of Determination
Exemption from Environmental Review

Case No.: **2013.1213E**
Project Title: **313-323 Cumberland Street**
Zoning: RH-1 (Residential – House, One Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3601/043 and 044
Lot Size: 5,696 combined square feet
Project Sponsor: John Maniscalco – John Maniscalco Architecture
(415) 864-9900
Staff Contact: Christopher Espiritu – (415) 575-9022
Christopher.Espiritu@sfgov.org

PROJECT DESCRIPTION:

The project site is located on two lots: 323 Cumberland Street, Lot 44, which includes a single family residence; and 313 Cumberland Street, Lot 43, which is currently vacant. The proposed project would include the demolition of the existing 950-square-foot (sq ft) single-story residence at 323 Cumberland Street, and the construction of a new three-story single-family residence with a two-vehicle at-grade garage, spanning the two adjacent lots (313 and 323 Cumberland Street). The proposed single-family residence would be approximately 5,653 gross square feet, three-stories over basement, and approximately 35-feet in height. The project site is located on the block bounded by Cumberland Street to the north, 20th Street to the south, Sanchez Street to the east, and Noe Street to the west within the Castro/Upper Market neighborhood.

24/14

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 (California Environmental Quality Act (CEQA) Guidelines Section 15301 and 15303).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

September 24, 2014
Date

cc: John Maniscalco, Project Sponsor
Michael Smith, Current Planner
Allison Vanderslice, Preservation Planner
Historic Preservation Distribution List
Supervisor Wiener, District 8 (via Clerk of the Board)
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project is located on a site that has a slope of approximately 20% and slopes downward (from the northeast) towards the front of both properties. The proposed project would involve excavation up to an approximate depth of 11 feet below ground surface (bgs) across both lots and would require approximately 25 cubic yards of soil excavation. Additionally, the proposed project would provide a total of two off-street parking spaces within an at-grade garage. The project site includes two existing 10-foot-wide curb cuts, located along the Cumberland Street frontage. As part of the proposed project, only one curb cut would be retained (eastern curb cut), and it would be lengthened to a 12-foot-wide curb cut, to accommodate the proposed two-vehicle garage located on the 323 Cumberland Street portion of the site.

Project Approvals

The proposed project would require the following approval(s):

- Demolition and Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Demolition and Site Permit by DBI.

Approval Action: The proposed project would be subject to Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

REMARKS:

Historic Architectural Resources. The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.[1] According to a Historic Resource Evaluation (HRE)[2] prepared for the project, and information found in the Planning Department archives, the property at 323 Cumberland Street contains a single-family residence constructed in 1908. The existing building is a one-story-over-raised-basement, rectangular-plan building, topped with a shallow-hipped roof, and has been substantially altered since its construction. The immediate vicinity of the property along Cumberland Street consists of a range of residential building styles and types. Due to the lack of cohesion of building design within the block, the vicinity of the project site does not appear to be part of a potential historic district. Additionally, the property is not located within the boundaries of any listed historic districts and no previously identified historical district was found in this area.

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[1] Allison Vanderslice – Preservation Planner, *Preservation Team Review Form, 313-323 Cumberland Street*, October 25, 2014. This report is available for review as part of Case No. 2013.1213E.

[2] Carey & Co., Inc., Historic Resource Evaluation – 313-323 Cumberland Street, San Francisco, May 20, 2013. This report is available for review as part of Case No. 2013.1213E.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 313-323 Cumberland Street was evaluated for inclusion into the California Register and is further discussed below.

According to the HRE, the existing building is not known to be associated with any significant event in the history of San Francisco or the State of California. Also, since the building was constructed in 1908, the existing building post-dates the initial development of the neighborhood and the property is generally associated with the post-earthquake reconstruction era. Therefore, the subject property is not significant under Criterion 1 (Events). Based on the HRE report prepared for the property, no significant persons are associated with the property and it is not significant under Criterion 2 (Persons). The existing building expresses two separate architectural styles (a cottage in the front and mid-century modern style in the rear). The cottage façade has undergone extensive modifications, including being raised, the installation of a large fixed window, the removal of a large front porch, and the removal/replacement of the dormer, which precluded the identification of the original style. These modifications, in combination with the modern style of the rear of the property, rendered the building on-site ineligible for listing. As the subject property does not embody distinctive characteristics of a type, period, region or method of construction, or high artistic value, the HRE concluded that the property is not significant under Criterion 3 (Architecture). Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

Geotechnical. According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a slope of approximately 20 percent. A Geotechnical Investigation was conducted for the property and is summarized below.[3]

The Geotechnical Investigation notes that the site slopes downwards toward the northeast at an average inclination of about 5:1 (horizontal:vertical). Based on the soil sampling (borings) conducted, the project site is underlain by approximately one to four feet of soil that was characterized primarily bedrock with moist and firm dark brown sandy clay and moist and stiff brown clay with sand. Beyond four feet, soil samples consisted of dense materials including residual soil derived from weathered bedrock to the maximum depth explored of approximately six feet below ground surface. Groundwater was encountered in the soil sample at an approximate depth of three-and-a-half feet. However, the Investigation noted that the groundwater encountered was the result of surface water infiltration that was perched above the bedrock and free groundwater table would be below the planned site excavations of 11 feet below ground surface. Thus, no dewatering would be necessary for the development of the proposed project.

Further, the Geotechnical Investigation provides specific recommendations and requirements concerning site preparation and grading, foundations, temporary slopes and existing structures, retaining walls and site drainage, and slab-on-grade floors.

Foundations. The Geotechnical Investigation recommended that the improvements to the new structure be supported on a conventional spread footing foundation. If spread footings will cover a substantial portion of the building area, then a mat foundation may also be used to support the proposed structure. Should piers be used as foundations, recommendations for underpinning adjacent structures included specific designs for the piers that would allow the new footings to support both the proposed project and adjacent structures.

Temporary Slopes/Undermining of Existing Structures. The Investigation noted that temporary slopes would be necessary during the planned excavations on-site. Temporary slopes would need to conform with OSHA standards and further evaluation (during construction) would be required before installation of temporary slopes. Additionally, if excavations would undermine or remove support from existing or adjacent structures, underpinning would be required to support the affected improvements as a result of the loss of support.

Retaining Walls. Due to the thickness of the soil blanketing the project site, and the varying depth of bedrock across the site, retaining walls should be constructed with rock-design criteria of lower than 1 foot at the front of the site and 4 feet at the rear of the site. However, if more than 2 feet of soil would be retained by subsurface walls, the retaining walls would need to be designed using active lateral earth pressures for soil conditions. Additionally, the Geotechnical Investigation recommended that the proposed retaining walls be constructed with adequate drainage behind the retaining walls.

Slab-On-Grade Construction. The Geotechnical Investigation also noted that dense clay surface soils identified at the project site have the potential for changes in volume with fluctuations in moisture content (soil creep). Slab-on-grade construction would need to be at least four inches in thickness and reinforced with ½-inch diameter steel bars to reduce the potential effects of soil creep and prevent cracking of any proposed concrete slabs. Additionally, moisture-control materials should be placed beneath the slabs to protect against moisture seepage into the proposed basement/garage.

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[3] Earth Mechanics Consulting Engineers – *Geotechnical Investigation Report, Planned Residence, 313-323 Cumberland Street, San Francisco, California,* January 21, 2013. This report is available for review as part of Case No. 2013.1213E.

The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements and implementation would not result in foreseeable significant impacts.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

EXEMPT STATUS:

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition and removal of individual small structures, including single-family residences. Additionally, Class 1 provides that in urbanized areas, up to three single-family residences may be demolished under the exemption. The proposed project would include the demolition of an existing single-family residence located on the project site. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, the exemption also applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would include the construction of a new 5,116 sq ft, single-family, residence and would therefore meet the criteria for exemption under Class 3.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
950 Lombard St		0067/010	
Case No.	Permit No.	Plans Dated	
2014.1215E		7/7/14	
☐ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☑ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
New construction of underground three-car garage and new curb cut and access from Lombard St.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☑	**Class 3 – New Construction/ Conversion of Small Structures.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. *Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the*

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
☑	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

Archeo clearance issued 9/15/14.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction,** or fences not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Proposed garage is subterranean and will not physically alter the the existing cottage at 950 Lombard St, the main house at 841 Chestnut St, or the setting of either building. The new driveway has been located to avoid altering any significant features of the cottage or its setting.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Pilar LaValley

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Pilar LaValley	**Signature:** Pilar LaValley Digitally signed by Pilar LaValley DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Pilar LaValley, email=pilar.lavalley@sfgov.org Date: 2014.09.25 11:09:20 -07'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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